



Great Easthall Way, Sittingbourne



**\*\* GUIDE PRICE £160,000 - £170,000 \*\***

£1100 Achievable Rent Per month 8.25% - 7.76% Yield

Take a look at this fabulous opportunity to own a delightful 2-double bedroom ground floor apartment overlooking a private lake in a desirable location with private, allocated off-street parking.

Just a stone's throw from the modern, yet historic market town of Sittingbourne, this exceptional flat boasts a "Great Room", which is a large open-plan kitchen, sitting room and dining room. Two charming bay windows overlook parkland and the lake. The kitchen is classically styled, with a washing machine, cooker, and fridge-freezer included.

The reception hall is another highlight, offering a welcoming entrance and additional space for storage. The apartment features several built-in cupboards and wardrobes, providing good storage space throughout. With two double bedrooms, there is plenty of room for a small family or guests to stay over comfortably, each offering serene views of the lake. The well-maintained bathroom includes a bath, ensuring convenience and comfort.

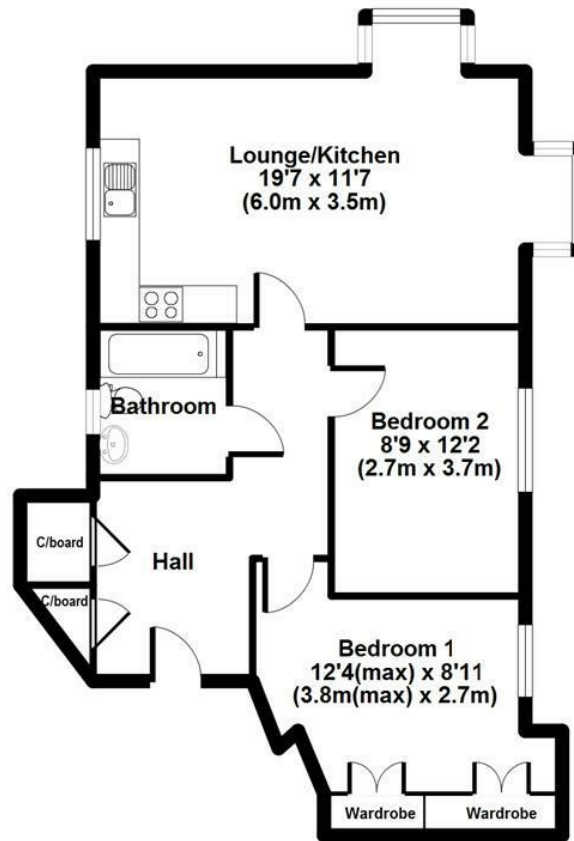
## Guide Price £160,000

- Two Bedroom Ground Floor Flat
- 232 Year Lease
- Good Access to A249
- Private Off Street Parking
- Gas Central Heating
- Popular Modern Development
- Two Double Bedrooms
- Ideal For First Time Buyer & Investors
- EPC Rating C (78)
- Council Tax Band B









APPROX GROSS INTERNAL FLOOR AREA: 669 sq. ft / 62 sq. m

### Barley House

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.