



Avocet Walk, Iwade

Asking Price £190,000



## Key Features

- 2 Bedroom Leasehold Flat
- Two Generously Sized Double Bedrooms
- Two Bathrooms
- Well-Planned Kitchen with Breakfast Bar
- Neutrally Decorated & Well Presented
- Bright Lounge Area
- Allocated Parking Space
- Popular Iwade Location
- EPC Awaited
- Council Tax Band B

## Property Summary

• Lease Length: 105 Years • Service Charge & Ground Rent: £184.28 •

Welcome to Avocet Walk, a well-presented and spacious two-bedroom apartment located on the second floor of a modern development in the heart of Iwade. This bright and neutrally decorated home is move-in ready while offering the perfect canvas for someone to add their own personal touch.



Property Overview

The property features two generous double bedrooms, with the principal room benefiting from built-in storage and a stylish en-suite shower room. A separate family bathroom adds convenience for guests or household members.

The kitchen is a practical and sociable space, complete with a handy breakfast bar ideal for casual dining. Adjacent to the kitchen is a welcoming lounge, perfect for relaxing or entertaining.

Set in a popular village location, the apartment also benefits from good local amenities and transport links, making it an excellent choice for commuters, couples, or investors alike.

About The Area

Nested within the picturesque Swale district of Kent, Iwade is a modern village that offers the perfect balance of rural tranquillity and everyday convenience. This charming and well-connected community appeals to those seeking a relaxed lifestyle while staying within easy reach of Sittingbourne and major road and rail links.

Iwade has grown in popularity due to its welcoming community feel and thoughtfully developed infrastructure. The village is home to a number of essential local amenities including a convenience store, health centre, pharmacy, and a popular family-friendly pub, The Woolpack Inn, which serves as a local hub for residents. For families, Iwade Primary School is well regarded and situated right in the heart of the village.

Community events and activities are regularly hosted at the village hall, creating opportunities for neighbours to connect and fostering a strong sense of belonging. The surrounding countryside also offers scenic walks and green spaces, ideal for dog walkers or those who enjoy outdoor pursuits.

Transport links are excellent, with easy access to the A249 leading to the M2 and M20, making commuting to London or the Kent coast straightforward. Sittingbourne's mainline railway station is a short drive away, offering regular services to London Victoria and St Pancras International.

Overall, Iwade is a fantastic location for those seeking a semi-rural lifestyle without sacrificing convenience—making it especially appealing for professionals, couples, and small families alike.

Lounge

9'9 x 17'0

Kitchen

11'4 x 7'2

Bedroom One

8'9 x 9'4



Ensuite

6'4 x 3'7

Bedroom Two

9'9 x 10'4

Family Bathroom

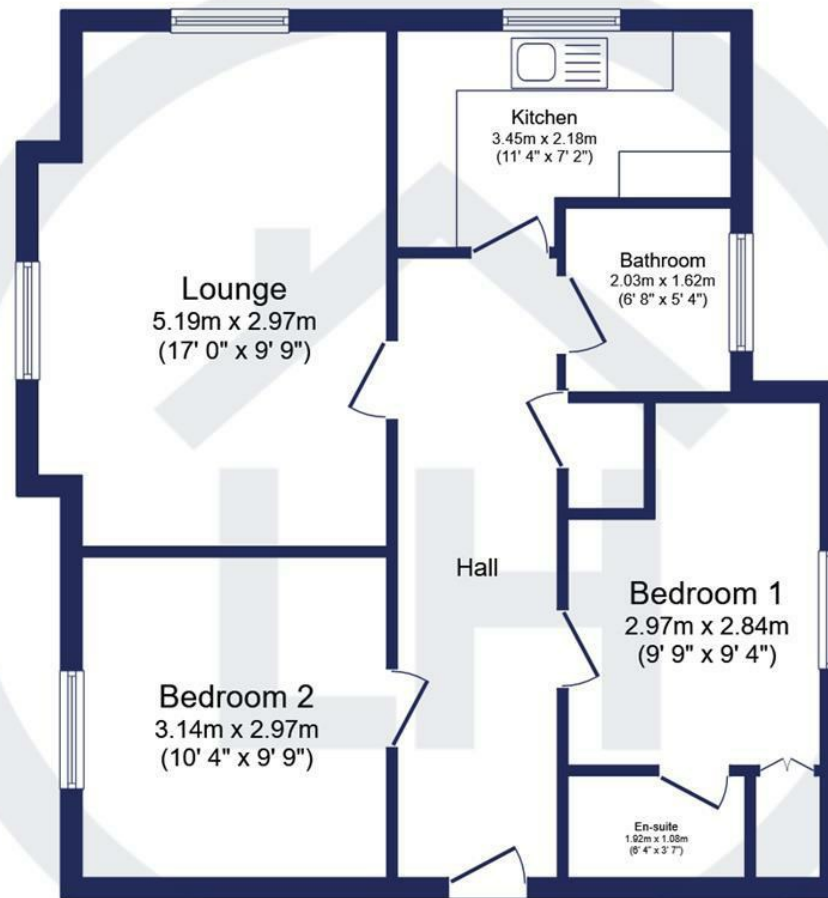
5'4 x 6'8

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Lets Keep It Local, Lets Keep It LambornHill



**Ground Floor**

Floor area 61.3 sq.m. (660 sq.ft.)

**Total floor area: 61.3 sq.m. (660 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.

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