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4 The Cedars Broom Road

• Sittingbourne

Price: £125,000



4 The Cedars, Broom Road, , ME10 3QQ
£125,000

- ONE BEDROOM FLAT
- OPEN PLAN LOUNGE/KITCHEN
- ALLOCATED PARKING
- BOILER APPRX 1 YEAR OLD
- APPROX 83 YEARS LEFT ON THE LEASE
- GROUND RENT: ASK AGENT
- SERVICE CHARGE: ASK AGENT
- CHAIN FREE
- CTAX BAND: A
- EPC RATING: C (72)

Nestled on Broom Road in Sittingbourne, this charming flat presents an excellent opportunity for both first-time buyers and investors seeking a buy-to-let property. The flat features a well-appointed reception room that offers a welcoming space for relaxation and entertainment. With one spacious bedroom, it provides a comfortable retreat for residents.

The modern kitchen is a highlight of the property, equipped with contemporary fittings that make cooking a pleasure. The bathroom is designed for convenience, ensuring that all essential amenities are readily available.

Additionally, the flat benefits from allocated parking for one vehicle, a valuable feature in this bustling area. The property boasts an EPC rating of C, indicating good energy efficiency, which is increasingly important for both environmental considerations and cost savings.

This flat is ideally situated, providing easy access to local amenities and transport links, making it a practical choice for those looking to enjoy the vibrant lifestyle that Sittingbourne has to offer. Whether you are looking to invest or seeking a comfortable home, this property is certainly worth considering.

Hallway

4'10" x 2'7" (1.48m x 0.80m)

Lounge/Kitchen

16'4" x 11'10" (4.98m x 3.61m)

Bathroom

5'9" x 6'8" (1.76m x 2.05m)

Bedroom

8'1" x 11'10" (2.48m x 3.62m)

Allocated Parking

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating

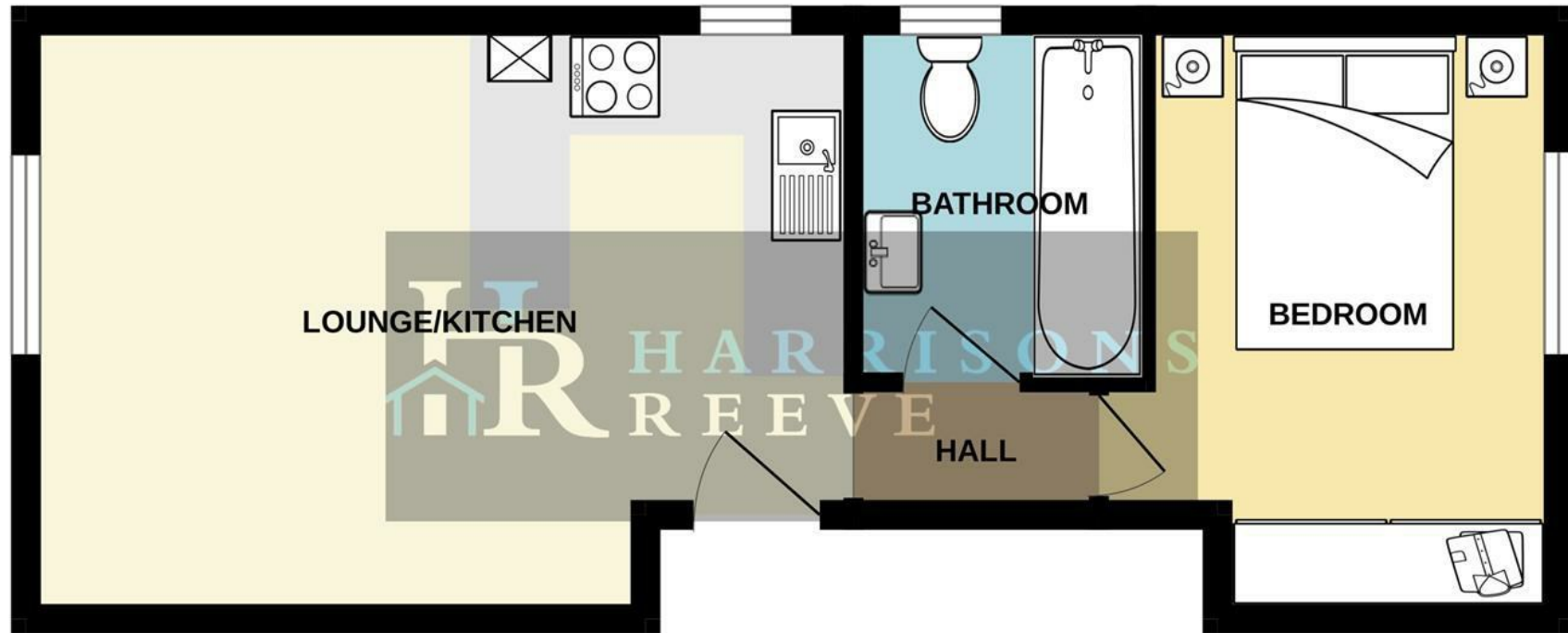
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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