



**Connells**

Hedley Walk Church Street  
Sittingbourne



### Property Description

Connells are delighted to offer to the market this very well presented one bedroom apartment a short walk from Sittingbourne station. Situated on the third floor and accessible via stairs or lift this spacious apartment comprises of an entrance hall which opens up into the bathroom, double bedroom and open plan living room and kitchen with built in appliances. There is also a large storage cupboard in the hallway. The apartment also benefits from off street parking and a large communal garden for the residents of the building.



**Lounge/Kitchen**

22' 1" x 11' 4" ( 6.73m x 3.45m )

**Bedroom One**

11' 2" x 10' 9" ( 3.40m x 3.28m )

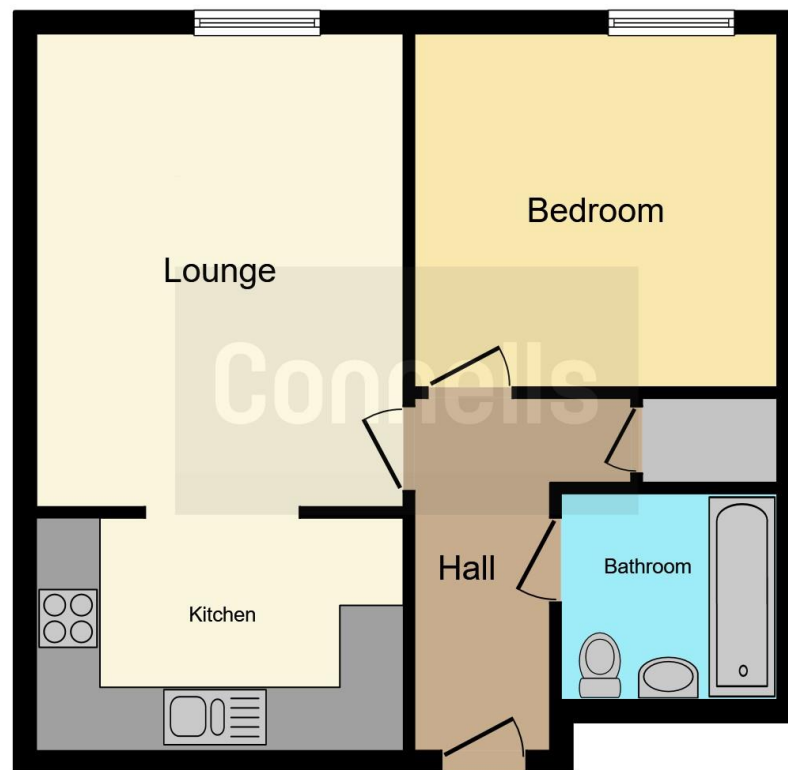
**Bathroom**

8' 4" x 6' 7" ( 2.54m x 2.01m )









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01795 477859**  
**E [sittingbourne@connells.co.uk](mailto:sittingbourne@connells.co.uk)**

68 High Street  
SITTINGBOURNE ME10 4PB

EPC Rating: C Council Tax  
Band: A

Service Charge:  
1900.00

Ground Rent:  
180.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SIT103859](http://connells.co.uk/Property/SIT103859)**

This is a Leasehold property with details as follows; Term of Lease 124 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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