



**Connells**

Holly Blue Drive  
Iwade Sittingbourne



### Property Description

A well-presented two-bedroom second floor apartment, ideally located in the popular village of Iwade, offering modern living in a convenient and well-connected setting.

The property features a spacious open-plan lounge and kitchen area, providing a bright and versatile living space perfect for both relaxing and entertaining. The kitchen is fitted to a modern standard with ample storage and worktop space.

There are two well-proportioned bedrooms, along with a contemporary family bathroom. The apartment is situated within a secure building, benefiting from a buzzer entry system for added peace of mind.

Ideally positioned close to local amenities, schools, and motorway links, this property is perfect for first-time buyers, investors, or those looking to downsize while still enjoying a village lifestyle.

### Agent Note

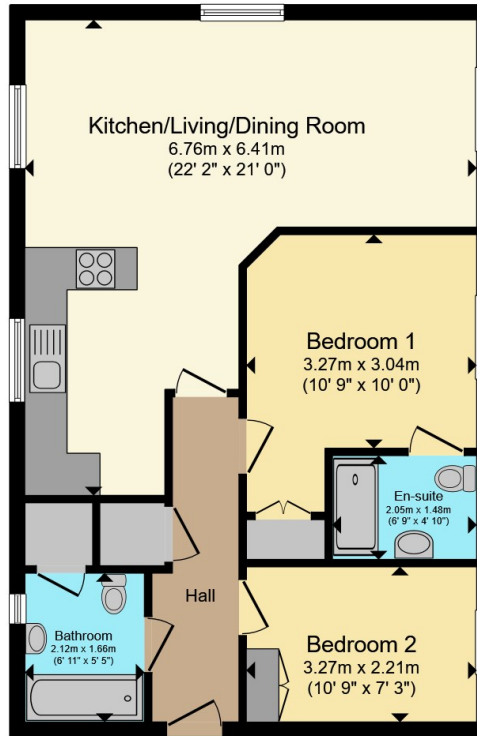
Irregular Shaped Room x ( x )

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









Total floor area 64.0 m<sup>2</sup> (689 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: B Council Tax  
 Band: B

Service Charge:  
 1785.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SIT104257](http://connells.co.uk/Property/SIT104257)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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Property Ref: SIT104257 - 0009