



PCM £1,225 PCM

Leigh Road, Sittingbourne

2 1 1

# Summary of Leigh Road

MODERN COACHHOUSE ON THE POPULAR GREAT EAST HALL DEVELOPMENT. This property benefits from a good size open plan living/dining room and kitchen as well as two double bedrooms and family bathroom. The property also has a garage with useful utility area and off street parking. This property really is a must to view. Council Tax Band B. CALL NOW TO ARRANGE A VIEWING

## Key Features

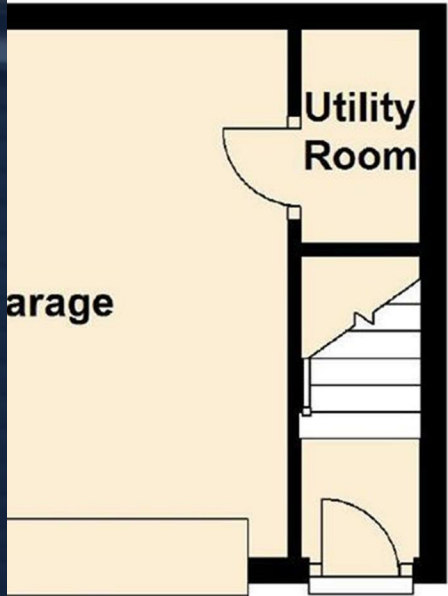
- AVAILABLE MID JUNE
- Two Bedroom Coachhouse
- Garage & Parking
- Open Plan Living/Dining room
- Utility Room
- Family Bathroom
- EPC Grade C (78)
- Council Tax Band B
- Holding Fee £282 Deposit £1413
- CALL NOW TO VIEW





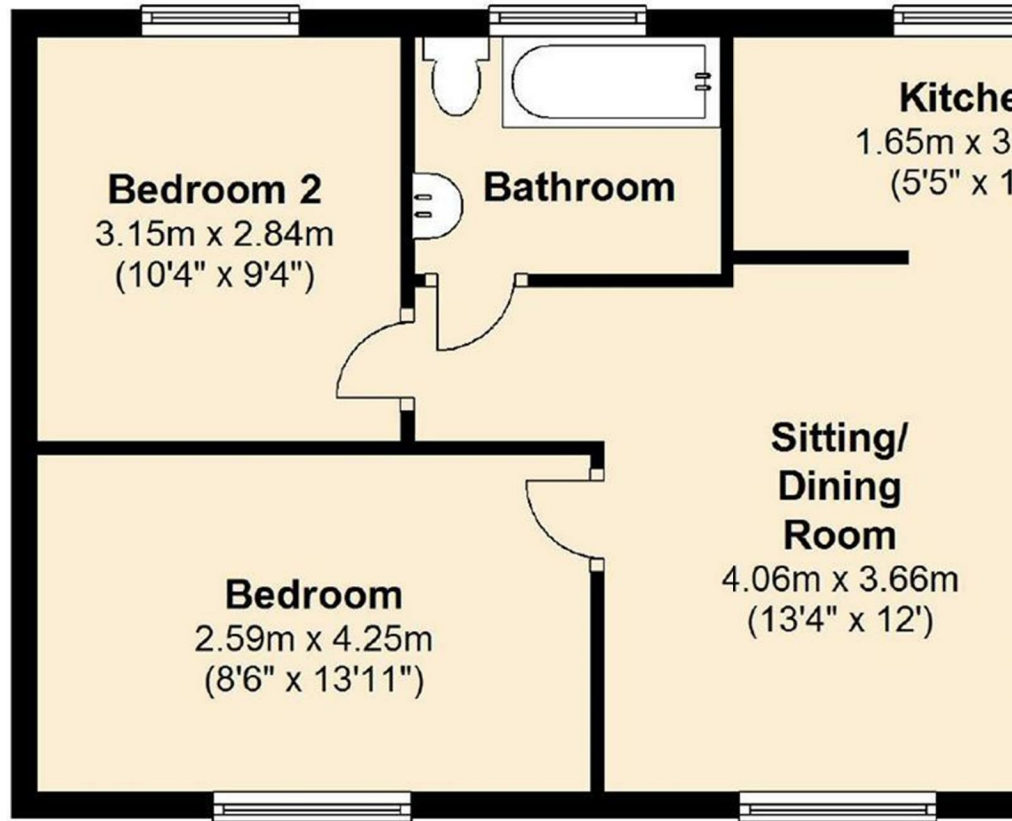
## Ground Floor

199.2 sq. metres (199.2 sq. feet)



## First Floor


Approx. 50.4 sq. metres (542.5 sq. feet)

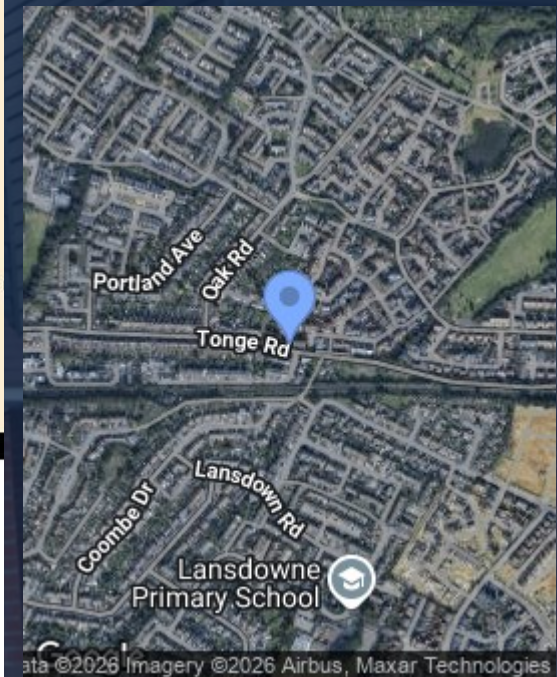


Total area: approx. 68.9 sq. metres (741.7 sq. feet)

For illustration purposes only - not to scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 	



LambornHill 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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