



REAL ESTATE
ESTATE AGENCY : REDEFINED



Nettle Way, Sheerness ME12 3FF

£1,200 Per Month

Available now is this modern, large first floor apartment in a superb location in Minster. Thistle Hill has an array of local amenities right on the doorstep; Thistle Hill Academy School, Co-op Shop, Community Centre and children's play park/recreation fields. If commuting is needed, access off the island is easy via the Lower Road which gives access to the A249/M2/M20.

The property itself has large rooms throughout; at times it is easy to forget you are in an apartment! The communal areas are well cared for as are the communal grounds surrounding the building and parking area. There are two bedrooms, both double in size and the master has upgraded wardrobes, giving floor to ceiling storage space. The master bedroom benefits from a re-fitted en-suite and off the hallway is the main family size bathroom. The other bedroom is also large and can easily take a double bed or be used as a home office. The open plan lounge/kitchen is modern and stylish which is perfect for someone to move straight in and enjoy. For those hot days, both the master bedroom and lounge have Juliet balconies which increase the airflow and bring in an abundance of natural light.

Measurements

Bedroom 13'0 x 8'0

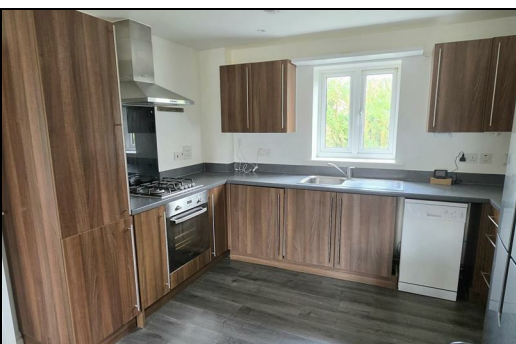
En-Suite

Bedroom 11'7 x 8'0

Bathroom

Kitchen / Living Room 23'2 x 11'5

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy



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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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