



Per Month £1,150 Per Month

Monarch Drive, Sittingbourne



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# Summary of Monarch Drive

Welcome to this charming two-bedroom first-floor apartment located at Monarch Drive in Sittingbourne, Kent. This purpose-built residence offers a delightful living space, perfect for individuals or small families seeking comfort and convenience.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The well-designed kitchen/diner is fitted with modern appliances, making it a joy to prepare meals while enjoying the company of family and friends. The layout promotes a sense of openness, allowing for easy movement between the kitchen and dining area.

The apartment features two generously sized bedrooms, providing ample space for rest and personal belongings. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

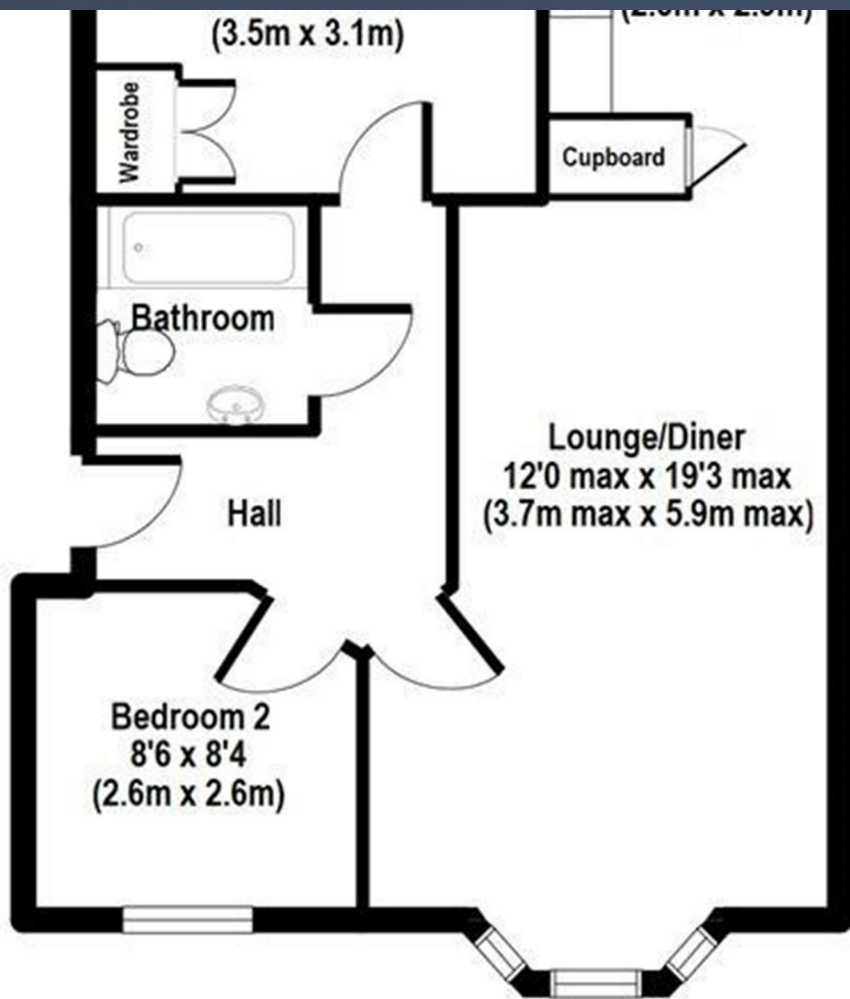
One of the notable advantages of this property is the allocated parking space for one vehicle. Additionally, the apartment's location is particularly advantageous, as it is situated close to the A249, providing easy access to major routes and local amenities.

## Key Features

- Available Immediately!!
- Two Bedroom Apartment
- Located in Kemsley Fields
- Presented to a high Standard
- 1st Floor
- Allocated Parking
- Council Tax band - B
- Deposit - £1326
- Holding Fee - £265
- EPC Rating - C (79)







APPROX GROSS INTERNAL FLOOR AREA: 557 sq. ft / 52 sq. m

Monarch Drive

FOR ILLUSTRATIVE 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>	<b>79</b>	<b>79</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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