



**Connells**

3 Hedley Walk Church Street  
Sittingbourne



### Property Description

Located on the ground floor of a well-maintained development, this bright and well-proportioned two-bedroom apartment offers an excellent layout as well as being well maintained by the current owners. Ideal for first-time buyers, downsizers, or investors, it provides comfortable, practical living in a desirable setting.

The apartment benefits from an open plan kitchen/living space providing a great space for entertaining. Both bedrooms are well-sized doubles, with the main bedroom benefiting from its own en-suite shower room. A further bathroom with a full-sized bath adds additional convenience for guests or sharers.

This apartment is located in Hedley Walk, Sittingbourne. Hedley Walk is a short walk to the town centre and train station as well as having an array of shops and a supermarket all under half a mile away.

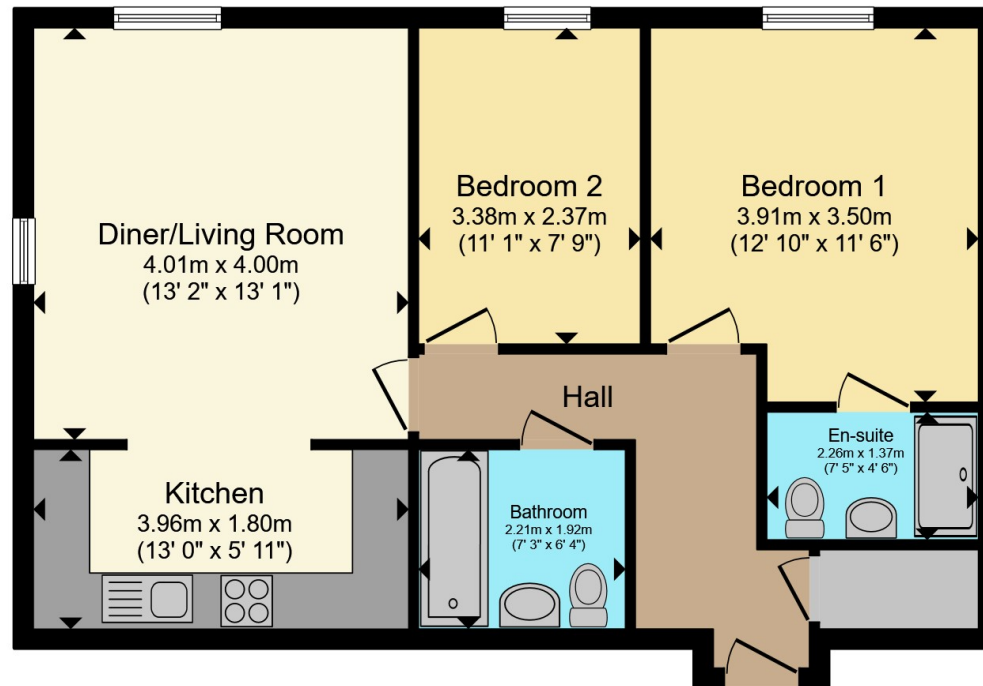
This home is sure to be popular so for your chance to view, please contact the sole agent Connells before it's too late.











**Floor Plan**

Total floor area 65.1 m<sup>2</sup> (701 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: C

Council Tax  
Band: B

Service Charge:  
1600.00

Ground Rent:  
180.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SIT104145](http://connells.co.uk/Property/SIT104145)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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