





Property Description

Connells are delight to present to the market this second floor apartment located in popular location of Fallowfield, Sittingbourne in Kent. The accommodation comprises communal entrance, hallway, lounge, two bedrooms, kitchen/dining room bathroom and full length loft space. The property also benefits from communal parking and communal gardens.

Fallowfield is located just outside of the town centre on the south side of Sittingbourne. The property is situated at the end of a cul-de-sac, with walking distance to popular nursery, primary and secondary schools. Sittingbourne memorial hospital is within easy access as is the town centre offering local shops and super markets.

For your chance to view, please contact Connells!

Lounge

17' 7" x 13' 4" (5.36m x 4.06m)

Kitchen

12' 8" x 12' 3" (3.86m x 3.73m)

Bathroom

6' 2" x 7' 2" (1.88m x 2.18m)

Bedroom One

13' 3" x 11' (4.04m x 3.35m)

Bedroom Two

7' 2" x 9' 7" (2.18m x 2.92m)









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.focalagent.com

To view this property please contact Connells on

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68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: E Council Tax
Band: B

Service Charge:
1600.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SIT103897

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2022. 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.

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