



Connells

Regis Gate North Street
Milton Regis Sittingbourne

Regis Gate North Street Milton Regis Sittingbourne ME10 2FA

for sale
£80,000



Property Description

Connells are delighted to bring to market this 2-bedroom ground floor apartment, situated in a full-serviced assisted-living accommodation in Milton Regis, Sittingbourne.

Offered to the market with no onward chain complications, exclusively for over 55's and available at a modest price thanks to 75% shared ownership.

Completed in 2015, the Regis Gate retirement complex offers several amenities based right within the premises, ranging from a laundry room and restaurants to communal gardens and the visitor's suite. Full catering is provided by the friendly and approachable staff, as well as a 24/7 helpline to maximise safety and security. A car park space is available via an app and a number of household bills are included in the annual service charge.

The apartment itself is immaculately presented, benefiting from lateral access at the ground floor and access straight out onto a suntrap patio area overlooking the communal gardens.

Arrival through the flat's front door opens into an inviting entrance hallway, with built-in storage and jack-and-jill access into the en-suite wetroom. Both bedrooms are sizeable doubles, available with furniture if requested. Through into the living space which is light and airy thanks to the large dual aspect windows, there is ample space for dining as well as a modern fitted kitchen leading off.

Early viewing strongly advised where full information of charges and services will be available.

Kitchen/Diner

26' 4" x 15' 1" (8.03m x 4.60m)

Bedroom One

15' 1" x 12' (4.60m x 3.66m)

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

Bathroom

9' 4" x 7' 2" (2.84m x 2.18m)

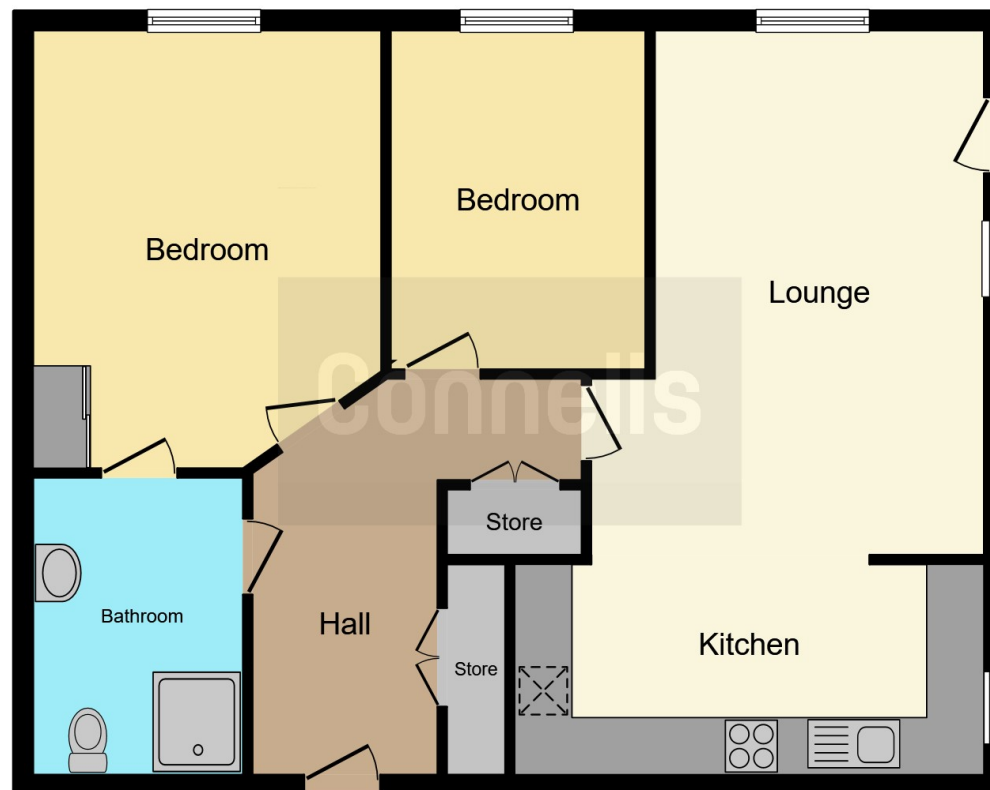
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01795 477859
E sittingbourne@connells.co.uk

68 High Street
 SITTINGBOURNE ME10 4PB

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C	Council Tax Band: B	Service Charge: 9888.00	Ground Rent: Ask Agent	Tenure: Leasehold
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view this property online connells.co.uk/Property/SIT104353

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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