

Connells

Primrose Cottages Station Road
Newington Sittingbourne

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Newington Sittingbourne ME9 7JS

for sale guide price
£120,000







Property Description

GUIDE PRICE £120,000 - £140,000 Offered to the market with no onward chain, this well-presented one-bedroom ground floor maisonette provides an ideal opportunity for first-time buyers, investors, or those looking to downsize.

The property benefits from its own private entrance, leading into well-proportioned accommodation throughout. Outside, there is a small enclosed patio area to the front, perfect for enjoying a morning coffee, while residents also have access to a communal garden to the rear.

Further benefits include allocated parking, double glazing, and an 87-year lease remaining.

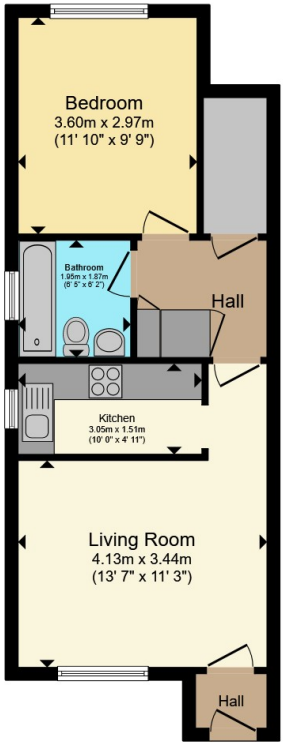
Conveniently located close to local amenities and transport links, this property offers low-maintenance living in a sought-after setting.

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.











Total floor area 44.3 m² (476 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

Connells

To view this property please contact Connells on

T 01795 477859
E sittingbourne@connells.co.uk

68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: Awaited

Council Tax Band: A

Service Charge: 900.00

Ground Rent: 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SIT104572

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.