



63 London Road, Teynham, Sittingbourne

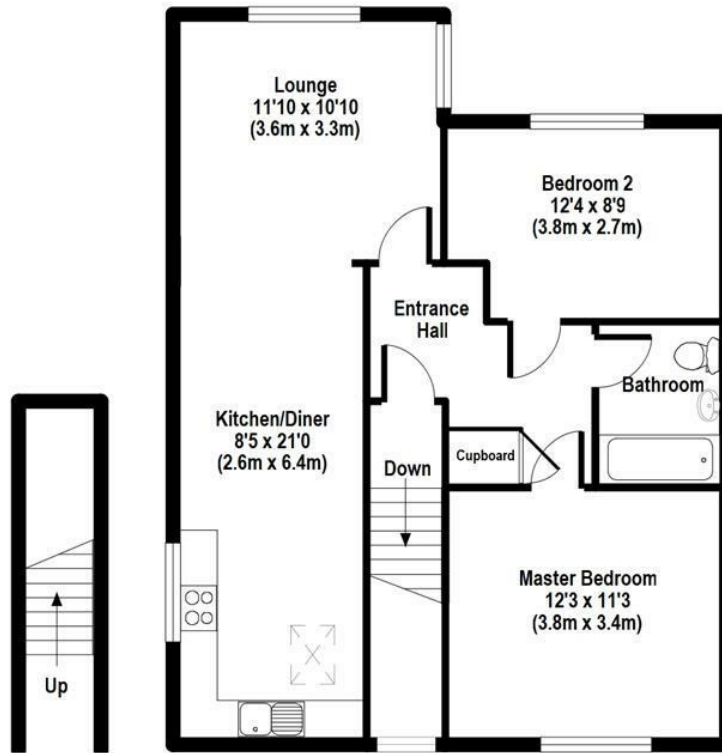
IMMEDIATELY AVAILABLE! Call now, new to the rental market is this well presented top floor apartment. Lancel House is located on London Road, near the corner of Station Road so is within walking distance to local shops and mainline train station. The property is bright, spacious and airy and with the vaulted ceilings give a real feeling of space and light. The living space flows into the kitchen giving plenty of room to entertain. The bedrooms are both double in size and there is a good size bathroom too. Externally there is allocated parking for 1 vehicle. Demand is expected to be high, such is the quality of accommodation on offer and as such an early call is advised to avoid disappointment. **CALL NOW TO VIEW!**

£900 PCM

- TWO BEDROOM APARTMENT
- Vaulted Ceilings
- Walking Distance to Mainline Train Station
- EPC Rating C (75)
- Allocated Parking for 1 Vehicle
- Two Double Bedrooms
- Long Term Let
- **CALL NOW TO VIEW!**







First Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 770 sq. ft / 72 sq. m

Lancel House

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill 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.