



HAWKESFORD JAMES



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Great Easthall Way
Sittingbourne, Kent, ME10 3TF
price: £175,000 Leasehold



Step onto the property ladder in style with this modern first-floor apartment, perfectly situated in a purpose-built block featuring off-street parking and a remarkable lease term of 231 years.

Located in the desirable Great Easthall development to the east of Sittingbourne, this property offers easy access to the A249 via Swale Way and is just 2.5 miles from the mainline railway station by road, or approximately 1.6 miles on foot.

Enter through the welcoming hall, complete with two built-in storage cupboards, and step into the open plan living and kitchen area. This space is brightened by dual-aspect windows and features neutral kitchen cabinetry with an integrated oven and hob, complemented by stylish laminate flooring. The master bedroom includes two built-in wardrobes, while the generously sized second bedroom provides ample space. A family bathroom with a white suite completes the interior.

Notable features include UPVC double glazing, gas-fired central heating, neutral décor throughout, an intercom entry system, and allocated parking for one vehicle. The property is also offered with no forward chain.

Barley House is situated on the outer edge of the well-regarded, family-friendly Great Easthall development. Sittingbourne is approximately 17 miles from Canterbury and 45 miles from London, making it an ideal location for commuters. The town offers excellent railway links to London Victoria and HS1 to St. Pancras International, ensuring fast and convenient travel.

Sittingbourne boasts a variety of leisure facilities, including Swallows Leisure Centre, the Avenue Theatre, a light railway, and a heritage railway operating to the banks of the Swale. Additionally, a cinema and bowling complex contribute to the town's vibrant entertainment options.



Features

- First-Floor Apartment
- Two Bedrooms
- Open Plan Living Area
- UPVC Double Glazing
- Gas Fired Central Heating
- Allocated Parking
- Remaining Lease Term: 231 Years
- Council Tax Band: B
- EPC Rating: TBC
- Freehold

Leasehold Term:

250 years from 01 January 2006.

Annual Ground Rent:

£275.00

Annual Service Charge:

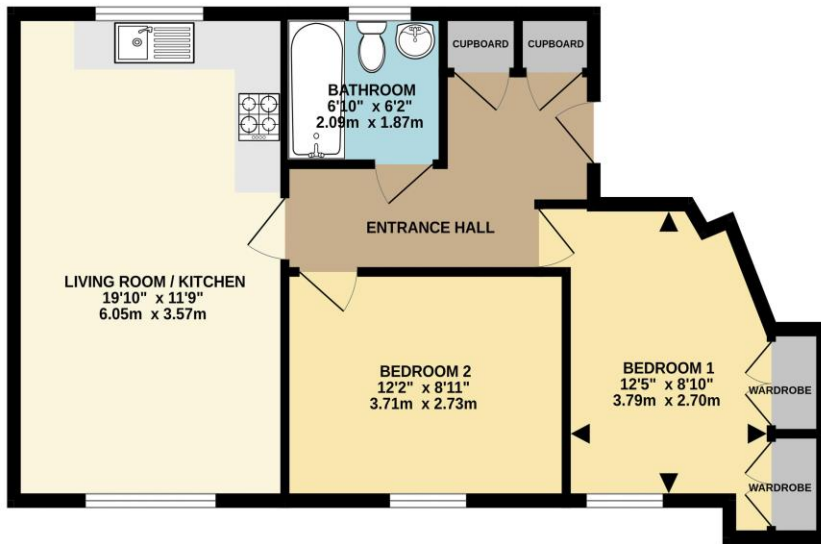
Approximately £1,981.00

Identification Checks:

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £30 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.



FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



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