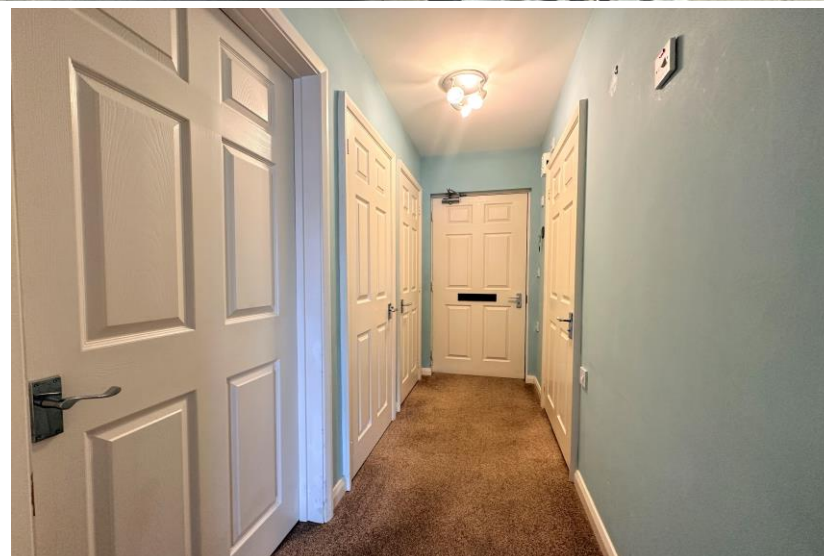




HAWKESFORD  
JAMES



### West Lane

Sittingbourne, Kent, ME10 3TU  
price: £114,950 Leasehold





CHAIN FREE | Naturally light and well presented, this ground floor apartment for the over 60's is within a sought-after retirement complex, with discreet warden assisted support, lift access to all floors, access to a guest suite, and communal facilities.

Just minutes from Sittingbourne's town centre, this property's location is ideal, with a wide range of amenities located within walking distance, including a nearby doctors' surgery and pharmacy, and Sittingbourne's mainline railway station which is approximately 0.7 miles from the property.

The accommodation comprises an entrance hall, lounge/diner, fitted kitchen, bedroom with fitted wardrobe, and a shower room.

Further features include an intercom entry system, UPVC double glazing, a communal garden, and a 24-hour careline system.

The Turrets is situated in West Lane and is within easy reach of a variety of leisure facilities including Swallows Leisure Centre, the Avenue Theatre, and a newly built cinema complex.



**Features:**

- Retirement Complex
- Ground Floor Apartment
- One Bedroom with Fitted Wardrobe
- Secure Entry System
- Careline Assistance System
- Communal Lounge, Garden, Laundry & Guest Suite
- Residents Parking (Subject to Availability)
- EPC Rating: 68 | D
- Council Tax Band: B

**Lease Term:**

125 Years from 01 April 1999

**Annual Service Charge:**

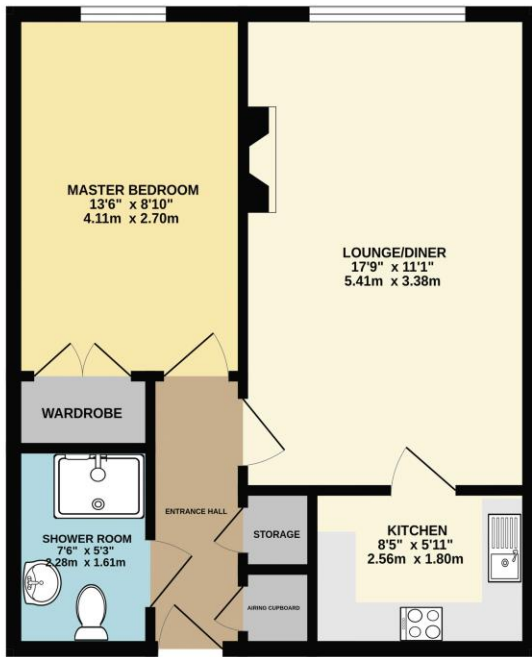
£3,756

**Annual Ground Rent:**

Peppercorn



## GROUND FLOOR



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 misstatement. 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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### Disclaimer:

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



**HAWKESFORD**  
JAMES

**Sales:** 01795 437777  
**Lettings:** 01795 437744  
**Address:** 26 West Street | Sittingbourne | Kent | ME10 1AP

[www.hawkesfordjames.com](http://www.hawkesfordjames.com)