



# London Road, Sittingbourne, Kent

Close to local amenities | First floor apartment | Unfurnished | Excellent transport links | Council Tax band A | Available Now | Long Term

Asking Price: £800 Per Month



# London Road, Sittingbourne, Kent

## DESCRIPTION:

This charming one-bedroom first-floor apartment is now available for immediate move in!

There is a private entrance with stairs leading up to the apartment. It comprises of a generous sized double bedroom, lounge/ kitchen area, and a large bathroom with a bath.

There is no garden with this property so unfortunately, we cannot accept any pets in this apartment.

There are no parking facilities, but you are able to park on the main road.

This property is offered unfurnished.

The property is within walking distance from a variety of local shops and takeaways. Sittingbourne town centre is also about 0.7 miles away with a main line train station (London in just 1 hour), and the A249 is only a short drive away with the local coach drop offs also available for all London journeys.

Council Tax band A: Full Year: £1,438.39 which equates to £119.86 per month.

### Criteria:

No Bankruptcies or CCjs, IVAs in the previous 3 years.

Household Income of £24,000 (lower may be accepted with a qualifying guarantor)

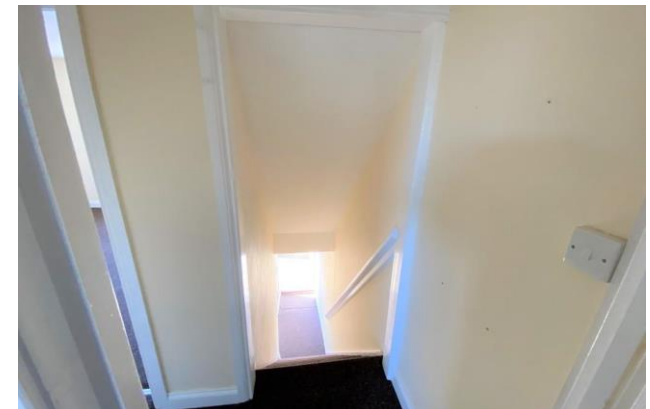
Holding Deposit (@1 week): £184.61 to secure property and start referencing which will be deducted from the final balance.

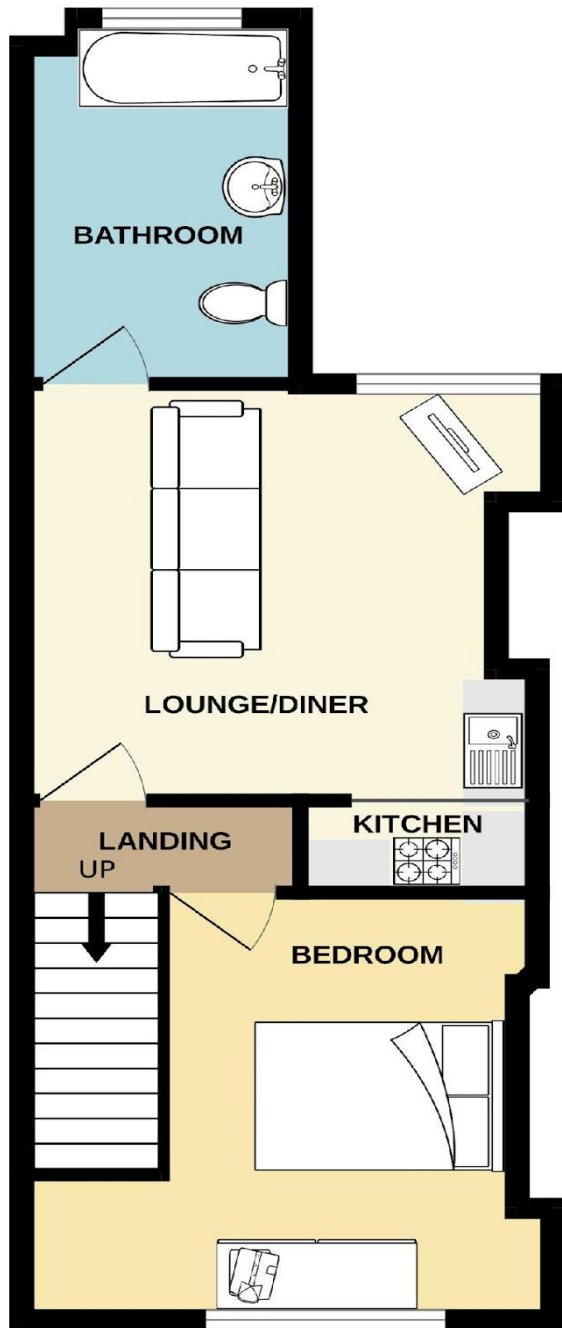
Deposit: £923.07 (5 weeks)

Rent: £800 per month

Total Move in cost: £1,723.07

Please contact us to arrange your viewing.





# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.



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