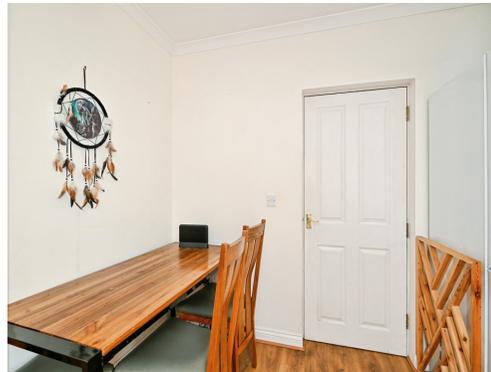




Connells

Crown Road  
Sittingbourne



## Property Description

Situated on Crown Road in the heart of Sittingbourne, this generous 2-bedroom apartment offers stylish and contemporary living as well as private outside space and secure, allocated parking.

Set within an attractive modern building with its own, private entrance, the property features a spacious open-plan kitchen and reception area, perfect for modern living and entertaining.

The main bedroom is a good size double whilst bedroom two offers the flexibility of doubling up as an office should needs be. The bathroom is sleek and well maintained offering a shower over the bath, basin and w/c.

Offering open plan living, outside space and a prime central location, this is an ideal home for professionals, first-time buyers, or investors seeking a high-quality property close to local amenities and transport links.

For your chance to view, please contact the sole agent Connells.

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**Floor Plan**

Total floor area 59.7 m<sup>2</sup> (643 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01795 477859**  
**E [sittingbourne@connells.co.uk](mailto:sittingbourne@connells.co.uk)**

68 High Street  
 SITTINGBOURNE ME10 4PB

EPC Rating: C Council Tax  
 Band: B

Service Charge: 753.00 Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SIT102929](http://connells.co.uk/Property/SIT102929)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SIT102929 - 0003