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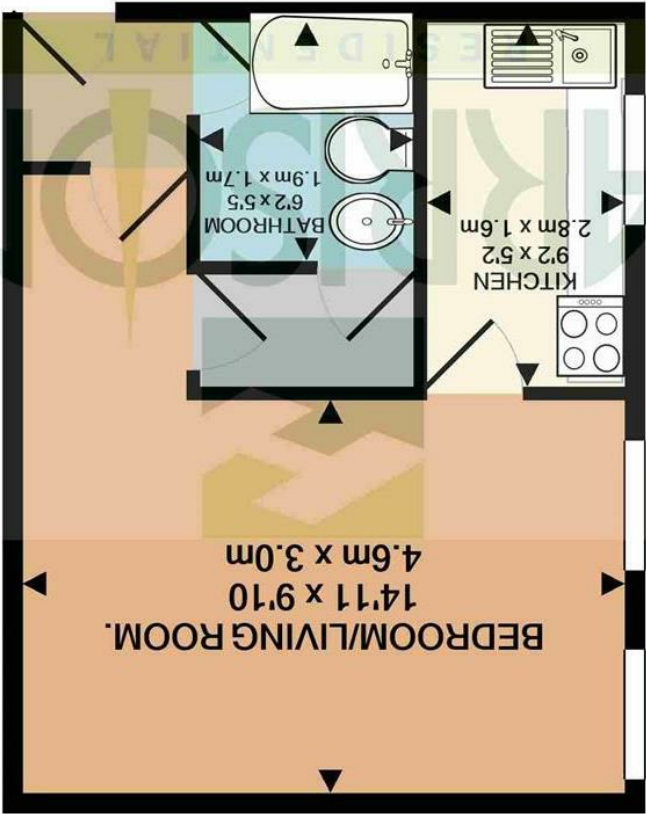
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TOTAL APPROX. FLOOR AREA 284 SQ.FT. (26.3 SQ.M.)



£95,000

9 Whimbrel Close
Sittingbourne
ME10 2JL

MODERN GROUND FLOOR STUDIO APARTMENT CONVENIENTLY LOCATED WITHIN A SHORT DISTANCE FROM A BRANCH LINE RAILWAY STATION AND OFFERED WITH ALLOCATED PARKING. This apartment is tucked away in a quiet cul-de-sac while still offering great access to Kemsley Railway Station being 0.4 miles away and 1.4 miles away from Sittingbourne Town Centre and Train station, making this a great property for commuters and investors. Sittingbourne is situated in the Swale district of Kent, 17 miles (27 km) approx. from Canterbury and 45 miles (72 km) approx. from London. The Town Centre has a variety of local amenities and various transport links including mainline train station to London Victoria and London St. Pancras international and easy access to the A2 and A249, leading to the M2 and M20

- CUL-DE-SAC LOCATION
 - Bedroom/Living Room
 - White Bathroom Suite
 - Allocated Parking Space
- CLOSE TO RAILWAY STATION
 - Modern Kitchen
 - EPC Rating -

Entrance Hall

Bedroom/Living Room
14'11 x 9'10 plus recess (4.55m x 3.00m plus recess)

Kitchen
9'2 x 5'2 (2.79m x 1.57m)

Bathroom
6'2 x 5'5 (1.88m x 1.65m)

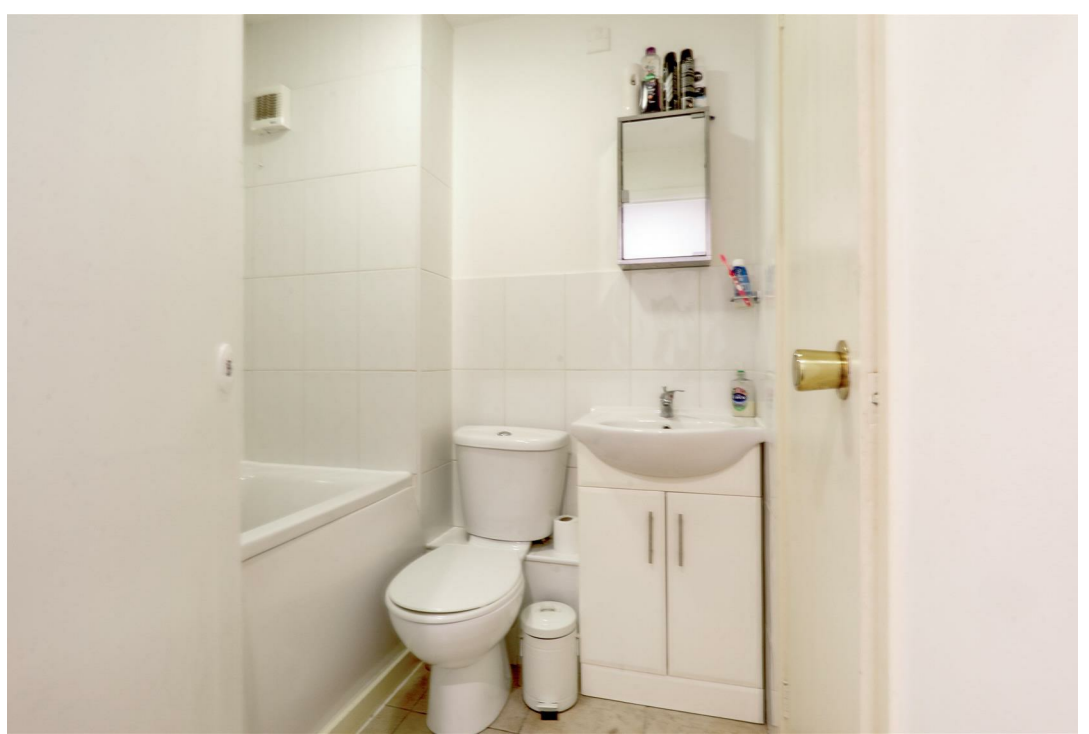
Parking
Allocated parking for one space

Lease information
Date : 16 April 1985
Term : 999 years from 1 January 1980
Rent : A peppercorn
Parties : (1) Wimpey Home
Maintenance/service charge £70 pm
includes building insurance, windows, garden areas



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





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