



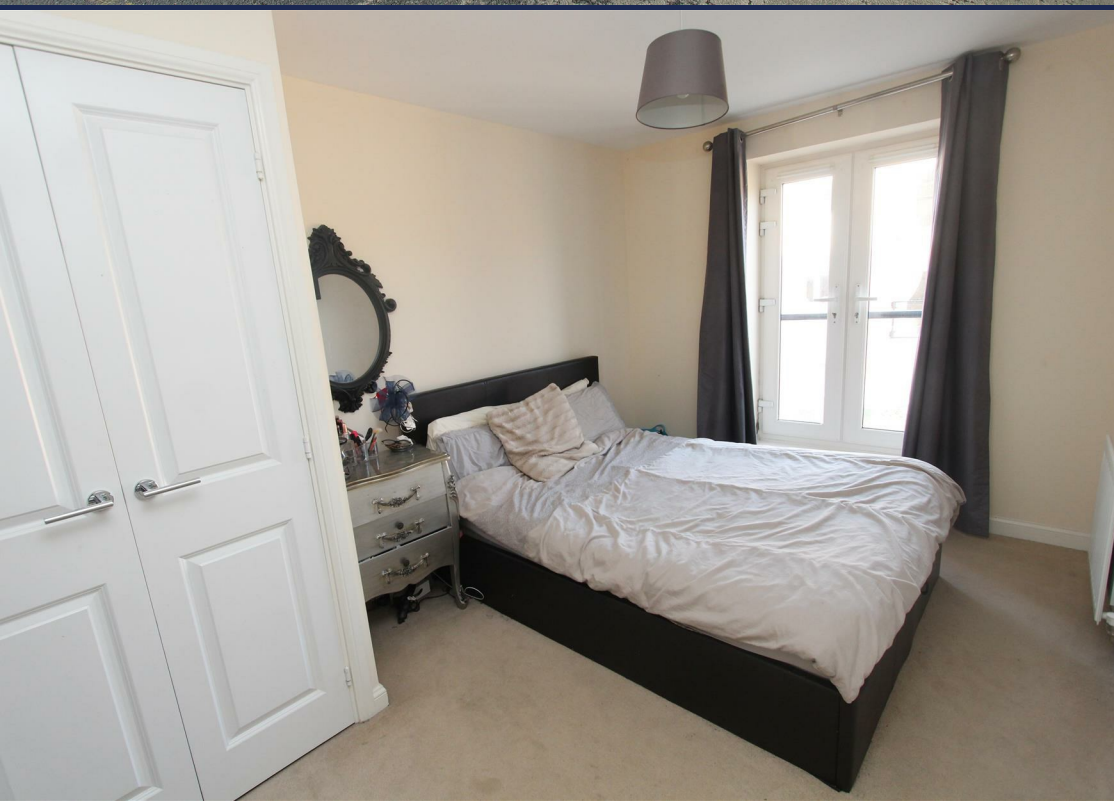
Thistle Hill Way, Minster On Sea, Sheerness

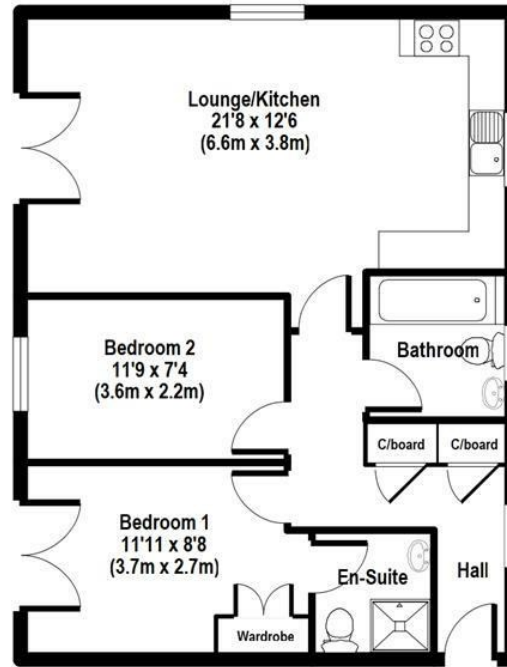
PRICE RANGE £160,000 - £170,000 - New to the market is this well presented 1st floor apartment on the ever popular Thistle Hill development. This is an ideal opportunity for someone looking to take that first step onto the property ladder or as an investment purchase, tenant demand in the area is high! Situated on the first floor, this apartment is bright and spacious and is a really nice size. The bedrooms are both double in size and the master benefits from it's own en-suite shower room. The living space open & bright and gives a feeling of space. Externally there is allocated parking for 1 vehicle and additional visitor spots in the nearby vicinity. Thistle Hill Way is in easy reach of the Thistle Hill school, local Co-Op shop, community centre, play area and is superbly positioned to get off/on the island as needed. Demand is expected to be high so we would suggest an early call to avoid disappointment. **NO ONWARD CHAIN**

Price range £160,000

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- Two Bedroom 1st Floor Apartment
- Popular Residential Area
- En-Suite to Master Bedroom
- Juliet Balconies from Lounge & Bedroom
- Walking Distance to Thistle Hill School & Shop
- EPC Rating B (83)
- **NO ONWARD CHAIN**







APPROX GROSS INTERNAL FLOOR AREA: 619 sq. ft / 58 sq. m

Silver Birch House

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 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.