



Dover Street, Sittingbourne

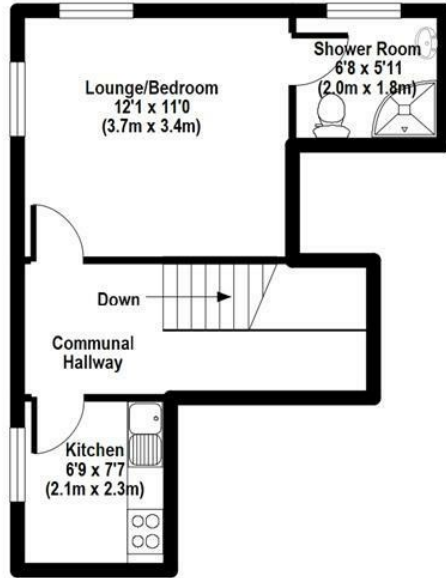
IMMEDIATELY AVAILABLE! Call now to view this smartly presented studio apartment in the heart of Sittingbourne town centre. Located on the 2nd floor this studio is perfect for a commuter looking to live close to the train station. There is a shower room, Lounge/Bedroom with the Kitchen located opposite the Bedroom. Properties are rarely available this close to town so an early call is advised to avoid disappointment. Please note there is a separate payment of £70 p/month to the landlord for bills including the gas, electric and water. **CALL NOW TO VIEW!**

£450 PCM

- STUDIO APARTMENT IN HEART OF TOWN
- 2nd Floor
- Short Walk to Train Station
- Good Condition Throughout
- £70 p/month bills payment inc Electric, Gas & Water
- EPC Rating D (60)
- Immediately Available
- CALL NOW TO VIEW







APPROX GROSS INTERNAL FLOOR AREA: 320 sq. ft / 30 sq. m

Flat 1, Dover Street

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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		
(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		
(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.