



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



6 Topaz Drive, Sittingbourne, ME10 5TP

£1,000 Per Calendar Month

We are pleased to offer this one bedroom coach house apartment located in the ever popular Sonora Fields estate, with good access to A249 and local amenities. The property is well presented throughout and benefits from double glazing, gas heating, modern fitted kitchen and bathroom, and one off street parking space. Available mid August. We regret smokers are not permitted, one small family pet considered. Minimum household income of £30,000 required.

GROUND FLOOR

Entrance Hall

Through double glazed entrance door, tiled floor, double glazed window, smoke detector, fitted carpet to staircase leading to first floor.

FIRST FLOOR

Landing

Wood effect laminate flooring, airing cupboard containing hot water cylinder and shelving, double glazed window, radiator, smoke detector, doors to:

Open Plan Kitchen / Living Room

Living Room 16'11" x 9'8" (5.16 x 2.97)

Wood effect laminate flooring, double glazed window, 2 x radiators, room thermostat, TV point, Phone point, opens into:

Kitchen 7'5" x 7'0" (2.28 x 2.15)

Wood effect laminate flooring, fitted kitchen with white wall and base units and grey granite effect worksurface with localised tiling. White Bauknecht fan assisted oven with white Bauknecht 4 ring gas hob and concealed extractor canopy above. Ideal gas boiler, 1 1/2 bowl stainless steel sink and drainer, space under worksurface with plumbing for washing machine, space for freestanding fridge / freezer. Double glazed window.

Bathroom 6'8" x 6'0" (2.05 x 1.83)

Cream tiled flooring, matching white bathroom suite comprising of bath with handheld shower mixer tap and fully tiled wall surround, pedestal wash hand basin and WC. Double glazed window, radiator, shaving socket, extractor fan.

Bedroom 8'3" x 10'9" (2.53 x 3.29)

Fitted carpet, double glazed window, fitted triple wardrobe, TV point, phone point, phone fibre lead, radiator, loft hatch.

OUTSIDE

Tarmac driveway in front of garages (no garages included) with one off street parking space.

GENERAL INFORMATION

Rent £1,000.00 per calendar month

Deposit £1,153.84

Holding Deposit £230.77

Tenancy An Assured Shorthold Tenancy of twelve duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council – Band A

Council tax annual charge: £1373.08 a year (£114.42 a month)

EPC Rating C - 70

Conditions Regret no smokers. One small pet considered subject to additional rent of £25.00 per calendar month

Minimum Household Income Required £30,000 per year

Verified Material Information

Tenure: Leasehold

Lease length: 200 years remaining (176 years from 2000)

Property type: Maisonette

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway - one space

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

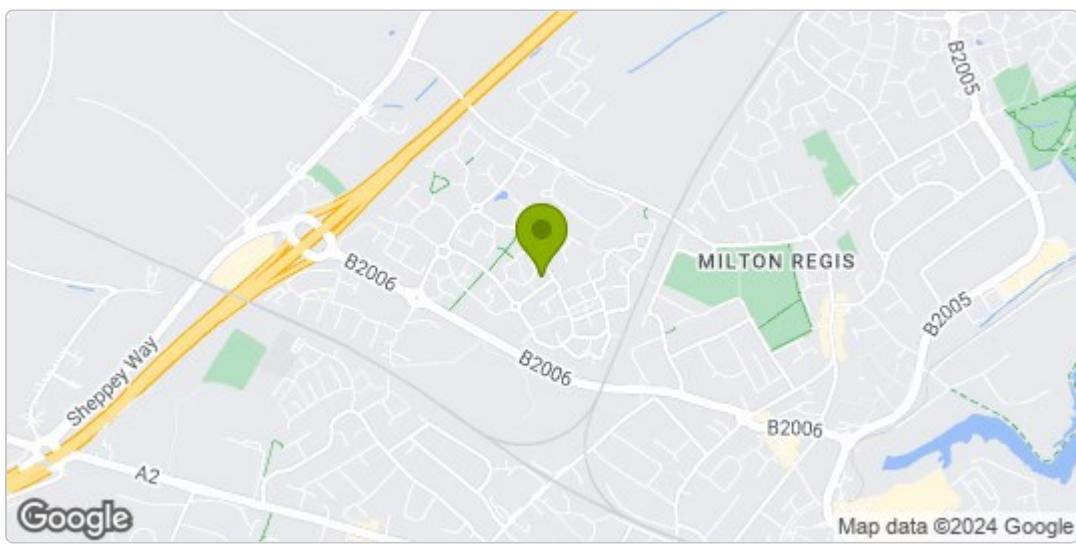
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

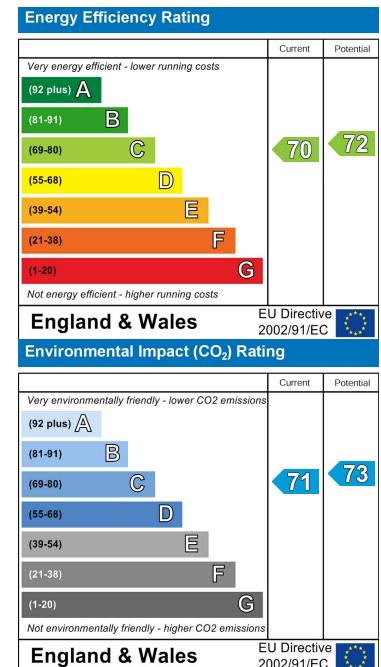
Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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