



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.

<b>GROUND FLOOR</b>		Council tax annual charge: £1373.08 a year (£114.42 a month)
<b>Entrance Hall</b>		EPC Rating C - 70
Through double glazed entrance door, tiled floor, double glazed window, smoke detector, fitted carpet to staircase leading to first floor.		Conditions Regret no smokers. One small pet considered subject to additional rent of £25.00 per calendar month
<b>FIRST FLOOR</b>		Minimum Household Income Required £30,000 per year
<b>Landing</b>		Verified Material Information
Wood effect laminate flooring, airing cupboard containing hot water cylinder and shelving, double glazed window, radiator, smoke detector, doors to:		Tenure: Leasehold
<b>Open Plan Kitchen / Living Room</b>		Lease length: 200 years remaining (176 years from 2000)
<b>Living Room 16'11" x 9'8" (5.16 x 2.97)</b>		Property type: Maisonette
Wood effect laminate flooring, double glazed window, 2 x radiators, room thermostat, TV point, Phone point, opens into:		Property construction: Standard form
<b>Kitchen 7'5" x 7'0" (2.28 x 2.15)</b>		Electricity supply: Mains electricity
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 consealed 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.		Solar Panels: No
<b>Bathroom 6'8" x 6'0" (2.05 x 1.83)</b>		Other electricity sources: No
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.		Water supply: Mains water supply
<b>Bedroom 8'3" x 10'9" (2.53 x 3.29)</b>		Sewerage: Mains
Fitted carpet, double glazed window, fitted tripple wardrobe, TV point, phone point, phone fibre lead, radiator, loft hatch.		Heating: Central heating
<b>OUTSIDE</b>		Heating features: Double glazing
Tarmac driveway in front of garages (no garages included) with one off street parking space.		Broadband: FTTP (Fibre to the Premises)
<b>GENERAL INFORMATION</b>		Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Rent £1,000.00 per calendar month		Parking: Driveway - one space
Deposit £1,153.84		Building safety issues: No
Holding Deposit £230.77		Restrictions - Listed Building: No
Tenancy An Assured Shorthold Tenancy of twelve duration		Restrictions - Conservation Area: No
Viewings Strictly by prior appointment with the agent		Restrictions - Tree Preservation Orders: None
Authority Swale Borough Council – Band A		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

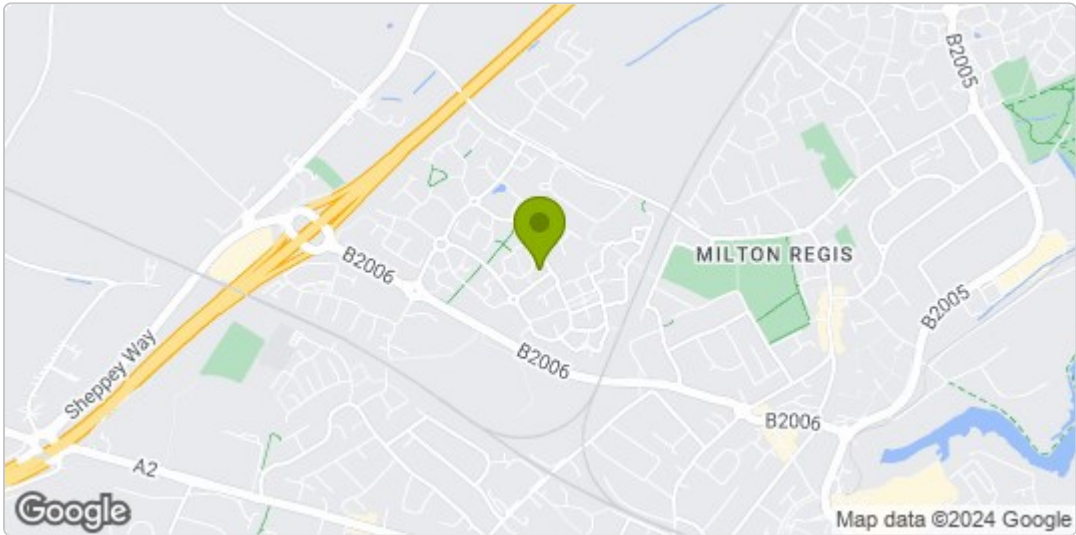
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



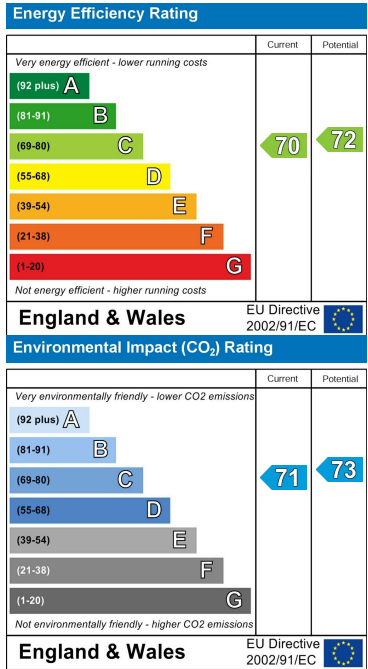
Floor Plan

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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