



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



9 Emerald Crescent, Sittingbourne, ME10 5JJ £1,100 Per Calendar Month

This delightful second floor apartment features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The apartment boasts a light and airy atmosphere, well presented throughout, ensuring a welcoming environment for all who enter.

The property includes a spacious bright reception room and modern fitted kitchen. The well-appointed bathroom adds to the convenience of the home. Additionally, the apartment benefits from allocated off street parking for one vehicle.

Situated within walking distance of local shops and schools, this location offers a perfect blend of convenience and community. Families will appreciate the proximity to educational facilities, while the nearby shops and Jenny Wren cater to everyday needs. Furthermore, with good access to the A249, commuting to surrounding areas is straightforward.

Available immediately, the landlord will consider one small family pet, sorry no smokers. Applicants will require minimum household income of £33,000.00.

ACCOMMODATION

Hallway

Fitted carpet, electric storage heater, airing cupboard containing hot water cylinder and shelving, door entry phone, doors to:

Living Room 11'0" x 16'6" (3.36 x 5.05)

Fitted carpet, dual aspect double glazed windows, electric storage heater, archway leads into:

Kitchen 7'11" x 10'0" (2.43 x 3.07)

Wood effect vinyl flooring, matching range of wall and base units with cream doors and drawers, black granite effect worksurfaces and cream tiled splashback. 1 1/2 bowl stainless steel sink and drainer, stainless steel electric oven, stainless steel 4 ring electric hob with stainless steel canopy extractor hood above. Space and plumbing for washing machine, space for fridge / freezer. Dual aspect double glazed windows, electric convector heater, extractor fan.

Bedroom One 10'3" x 11'5" (3.14 x 3.49)

Fitted carpet, fitted double wardrobe, dual aspect double glazed windows, electric convector heater.

Bedroom Two 7'7" x 11'5" (2.33 x 3.49)

Fitted carpet, double glazed window, electric convector heater.

Bathroom

Cream mottle vinyl flooring, matching white bathroom suite comprising of bath with shower mixer tap, fully tiled walls and shower curtain rail. Pedestal wash hand basin with tiled splashback, mirror and shaving point above. WC with medicine cabinet above. Double glazed window, chrome heated towel rail, extractor fan.

OUTSIDE

Private carpark to the side of the property with one allocated parking space.

GENERAL INFORMATION

Rent £1,100.00 per calendar month

Holding Deposit £253.85

Deposit £1,269.23

Tenancy An Assured Shorthold Tenancy of 12 month duration.

Restrictions No smokers. One small family pet considered. Maximum 3 occupiers

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band B

EPC - Band C

Minimum Household Annual Income Required
£33,000.00

Verified Material Information

Tenure: Leasehold

Lease length: 174 years remaining (200 years from 2000)

Property type: Flat

Property construction: Standard construction

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing and Night storage

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Allocated and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

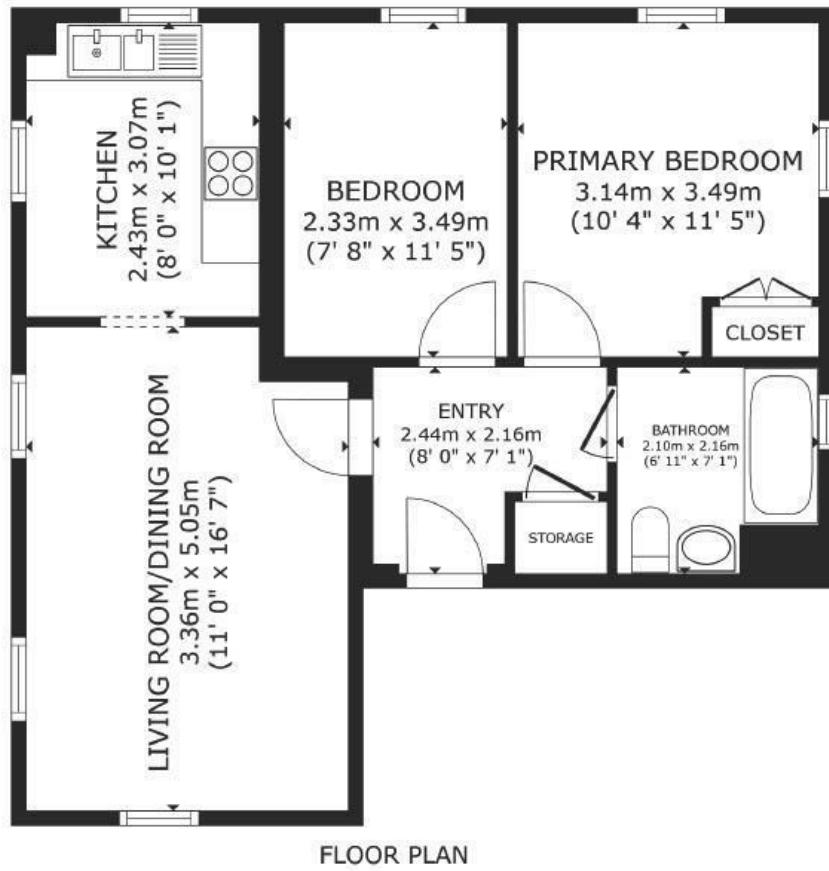
Coal mining area: No

Non-coal mining area: No

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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.

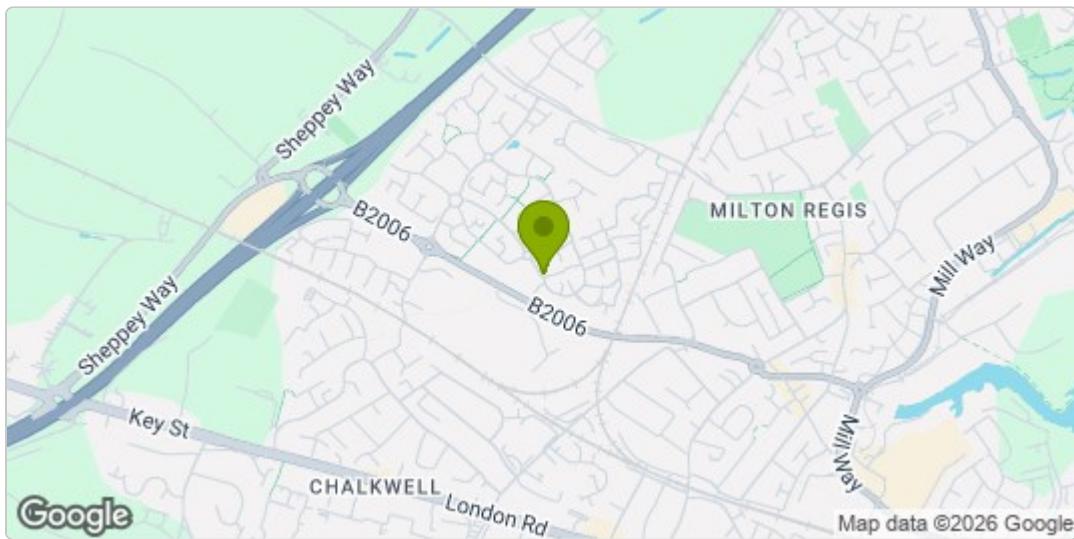
Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 55.7 m² (600 sq.ft.)
TOTAL : 55.7 m² (600 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

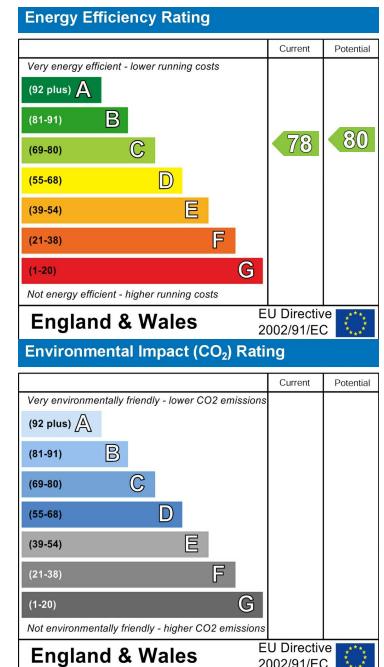


Area Map



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Energy Efficiency Graph



Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

E: info@georgewebbfinn.com
W: www.georgewebbfinn.com

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