



## 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.

<b>ACCOMMODATION</b>  <b>Hallway</b> Fitted carpet, electric storage heater, airing cupboard containing hot water cylinder and shelving, door entry phone, doors to:	Minimum Household Annual Income Required £33,000.00
<b>Living Room 11'0" x 16'6" (3.36 x 5.05)</b> Fitted carpet, dual aspect double glazed windows, electric storage heater, archway leads into:	Verified Material Information  Tenure: Leasehold
<b>Kitchen 7'11" x 10'0" (2.43 x 3.07)</b> 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.	Lease length: 174 years remaining (200 years from 2000)
<b>Bedroom One 10'3" x 11'5" (3.14 x 3.49)</b> Fitted carpet, fitted double wardrobe, dual aspect double glazed windows, electric convector heater.	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
<b>Bedroom Two 7'7" x 11'5" (2.33 x 3.49)</b> Fitted carpet, double glazed window, electric convector heater.	Other electricity sources: No  Water supply: Mains water supply
<b>Bathroom</b> 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.	Sewerage: Mains  Heating: None is installed.
<b>OUTSIDE</b> Private carpark to the side of the property with one allocated parking space.	Heating features: Double glazing and Night storage  Broadband: FTTC (Fibre to the Cabinet)  Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
<b>GENERAL INFORMATION</b> 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	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

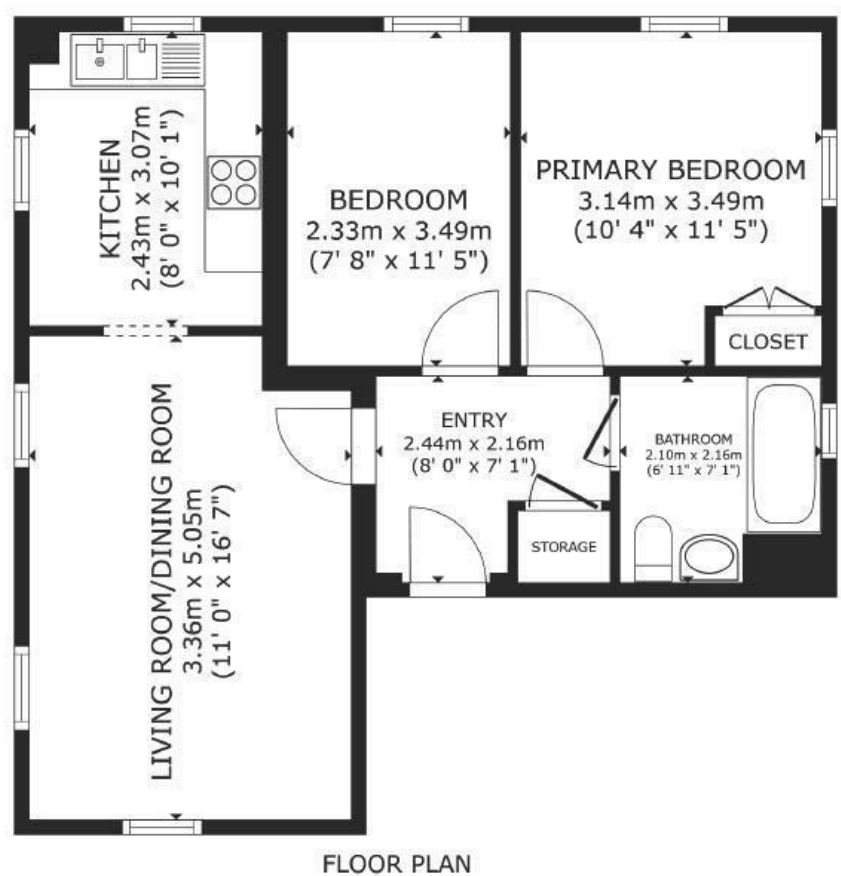
Non-coal mining area: No

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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

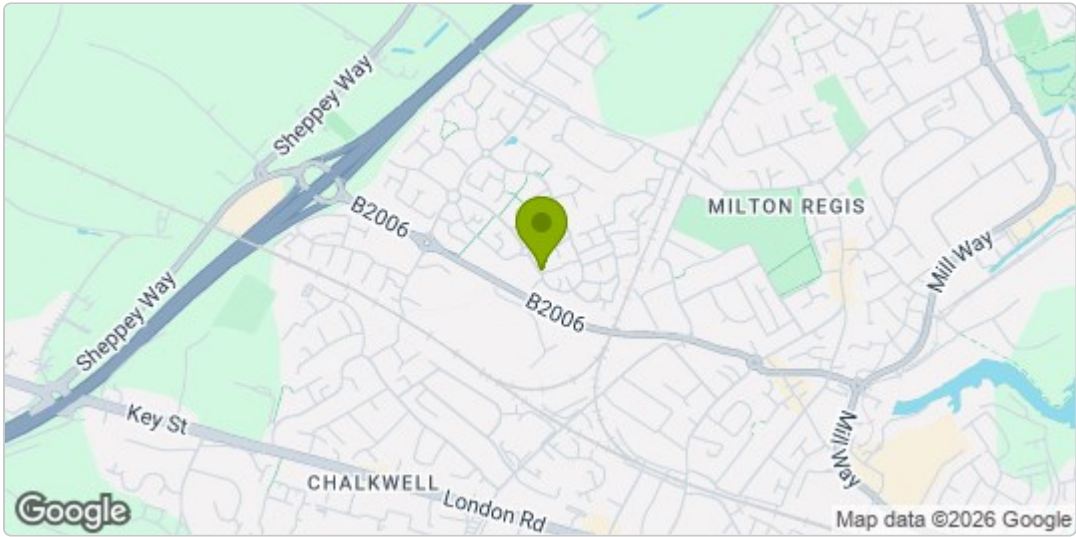


FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 55.7 m<sup>2</sup> (600 sq.ft.)  
TOTAL : 55.7 m<sup>2</sup> (600 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

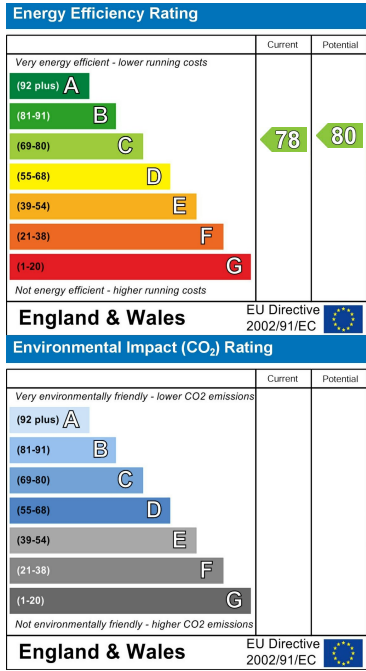
Area Map



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Energy Efficiency Graph



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