



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



48 Jacinth Drive, Sittingbourne, ME10 5BP

£1,100 Per Calendar Month

This delightful detached coach house apartment has recently undergone a comprehensive refurbishment, ensuring a modern and inviting living space. The apartment features one well-proportioned bedroom, perfect for a single occupant or a couple seeking a cosy retreat.

The newly fitted kitchen is equipped with contemporary appliances and stylish finishes. The bathroom has also been tastefully updated, providing a fresh and clean environment. The apartment also boasts new neutral flooring and decoration throughout.

Set back from the road, this property benefits from a sense of privacy, complemented by the convenience of private parking for one vehicle and a single garage. Additionally, the small enclosed garden provides a lovely outdoor area.

With its prime location on the outskirts of Sittingbourne, you will have easy access to local amenities and transport links, making it an ideal place to call home. Don't miss the opportunity to view this delightful property.

Applicants will require minimum household income of £33,000.00 per annum for rent affordability checks.

ACCOMMODATION

GROUND FLOOR

Entrance & Stairs

Through front door, newly fitted carpet, double glazed window with blind, stairs to first floor.

FIRST FLOOR

Landing

Newly fitted carpet, double glazed window with blind, radiator, airing cupboard containing hot water cylinder.

Living Room / Kitchen 16'10" x 16'4" (max)
(5.14 x 4.98 (max))

Newly fitted carpet, 2 x radiators, double glazed window with blind, central heating thermostat, phone point.

Opens into Kitchen

New tile effect vinyl flooring, newly fitted kitchen comprising of stone coloured Shaker units with pale wood effect worksurfaces and cream tiled splashback. Electric fan assisted oven and grill, 4 ring gas hob and canopy extractor hood above. Stainless steel 1 1/2 bowl sink and drainer. Recess with plumbing for washing machine, space for fridge/freezer, cupboard containing gas boiler. Double glazed window.

Bedroom 9'6" x 10'7" (2.90 x 3.25)

Newly fitted carpet, double glazed window with blind, radiator, fitted tripple wardrobes.

Bathroom 5'9" x 6'6" (1.77 x 1.99)

New light wood effect vinyl flooring, new white bathroom suite comprising of bath with fully tiled walls and electric shower above, shower curtain. Pedestal wash hand basin with tiled splashback and mirrored cabinet above. WC, shaving socket, radiator, double glazed window, extractor fan.

OUTSIDE

To Front - the property is set back from the road (access via Topaz Drive) Shared driveway leads to single parking space.

Garage - single garage with power and light.

To Rear - pathway leads to private enclosed garden with raised decking (to be removed) and outside tap.

GENERAL INFORMATION

Rent £1,100.00 per calendar month

Holding Deposit £253.84

Deposit £1,269.23

Tenancy An Assured Periodic Tenancy

Restrictions No smokers.

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band A

EPC - Band D

Minimum Household Annual Income Required
£33,000.00

Verified Material Information

Costs and tenure

Tenure: Leasehold

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

The building

Detached flat, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 ok, Vodafone ok, Three good, EE good

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (K840875):

- The owner cannot sell or transfer the property without a certificate from Hampshire County Estates Limited. This is a common 'restriction' (a legal block) used to ensure that the new owner agrees to follow the lease rules.

- The property must only be used as a private home and cannot be used for any business, trade, or commercial purposes.

- The owner is not allowed to build any commercial or retail structures on the land.

- The property cannot be used for social housing.

- The owner must not use the property for any noisy, offensive, illegal, or immoral activities, nor for public auctions or gambling.

- No buildings or structures can be erected within 3 metres of any underground pipes, sewers, or drains.

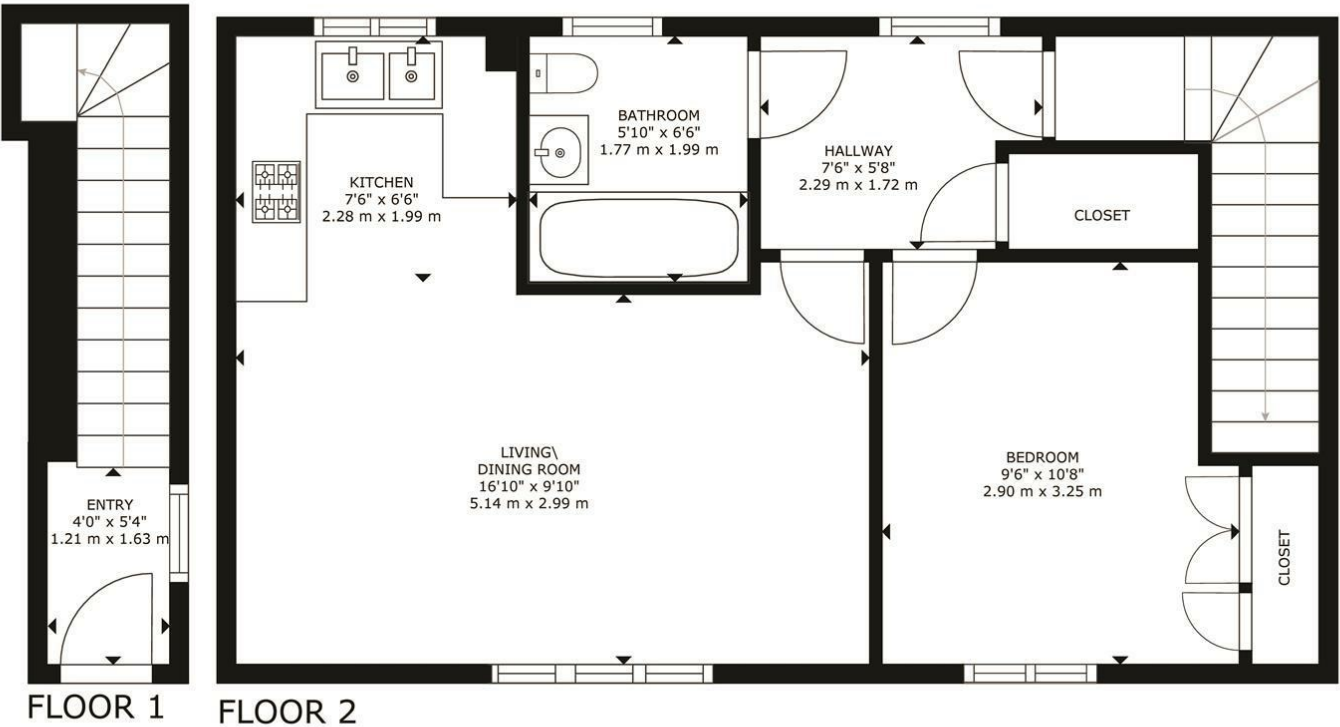
- The owner is restricted from objecting to certain future development plans on the surrounding land by the original builders, provided those plans do not unfairly harm the property's appearance or value.

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

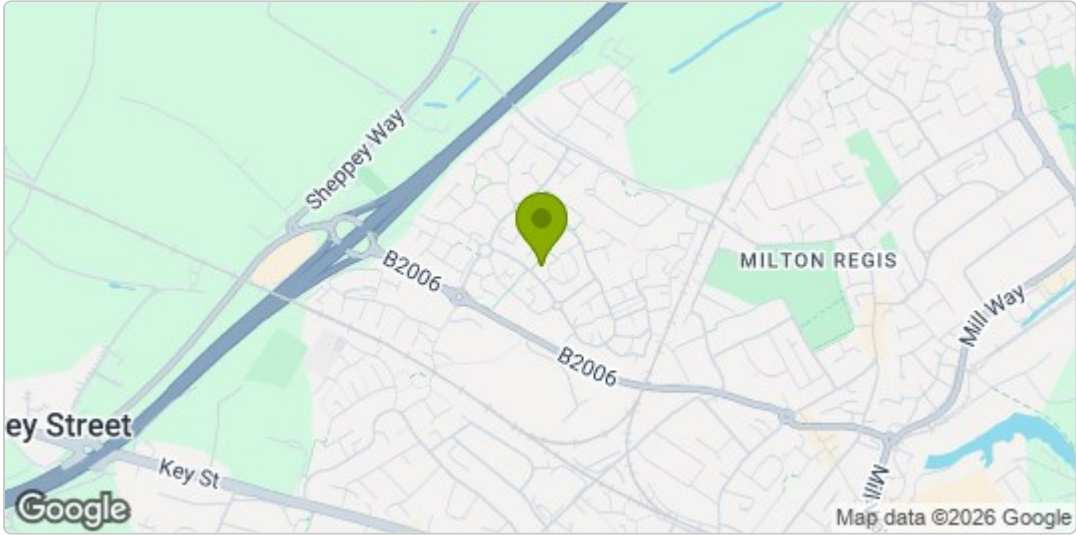
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 50 sq. ft, 4 m², FLOOR 2: 480 sq. ft, 44 m²
TOTAL: 530 sq. ft, 48 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

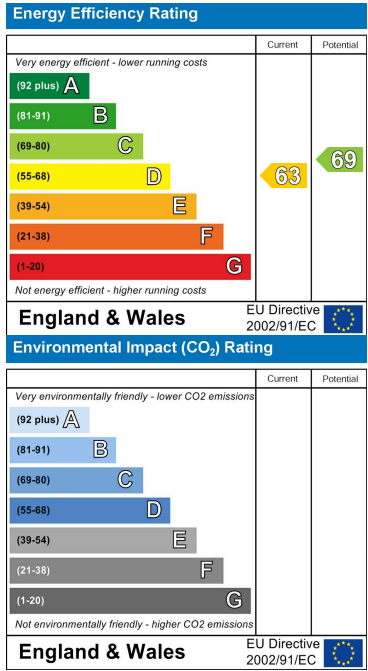
Area Map



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



Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

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

George Webb Finn is a trading name of George Webb Finn LLP, a limited liability partnership registered in England & Wales. Registration No: OC343609. A list of members of George Webb Finn LLP is open to inspection at the Registered Office: 364 High Street, Harlington, Hayes, Middlesex, UB3 5LF

