



11 Topaz Drive, Sittingbourne, ME10 5TP
£1,200 Per Calendar Month

Rarely available coachhouse apartment located on popular Sonora Fields development in Sittingbourne. This well-appointed property features two comfortable bedrooms, making it an ideal choice for couples, small families, or individuals seeking a peaceful retreat. The apartment boasts a spacious reception room with open plan kitchen. There is also a lovely low maintenance garden to the rear and the added bonus of a garage!

Situated within walking distance of a range of local shops and schools, this apartment is perfectly positioned for those who appreciate the convenience of nearby amenities. Families will particularly benefit from the proximity to educational facilities, making school runs a breeze. Furthermore, the property enjoys good access to the A249, providing excellent transport links for commuters.

This property is available from mid February, smokers are not permitted, however the property is suitable for one child and one small family pet. Applicants will require gross household income of £36,000.00

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed door, fitted carpet, double glazed window, radiator, stairs to first floor, doors to:

Cloak Room

Cream tiled floor, white corner basin with tiled splashback, electric shaving socket, WC, double glazed window, radiator, fuseboard.

Bedroom Two 7'9" x 11'3" (2.38 x 3.45)

Fitted carpet, understairs storage cupboard, radiator, double glazed door to rear garden.

FIRST FLOOR

Stairs and Landing

Fitted carpet, double glazed window, fitted cupboard, airing cupboard, doors to:

Living Room / Kitchen 17'2" x 17'10" (max) (5.25 x 5.45 (max))

Living Area - fitted carpet, double glazed window, 2 x radiators, opens into:

Kitchen Area - grey tiled flooring, matching fitted kitchen comprising of matching blue units with light wood worksurfaces above and patterned tiled splashback. Stainless steel electric oven, stainless steel gas hob and concealed extractor hood above. Space for fridge / freezer, plumbing for washing machine.

Bedroom One 8'2" x 10'11" (2.50 x 3.34)

Fitted carpet, double glazed window, radiator, tripple fitted wardrobe, loft hatch.

Bathroom

Cream tiled floor, matching white bathroom suite comprising of bath with shower mixer tap and electric shower above and shower curtain rail, pedestal wash hand basin with mirror and electric shaving point above, WC, all with blue mozaic pattern tiled walls surround. Radiator, mirrored medicine cabinet.

OUTSIDE

Front - small garden area to front, mainly laid to lawn with some mature shrubs to borders.

Rear - Fully enclosed garden with astroturf lawn leading to good sized patio. Garden contains a number of shrubs and roses to borders.

Garage & Parking - single up and over garage containing EV charging point (not currently connected) and outside tap. Further on street parking to the front of the parking (note unallocated).

GENERAL INFORMATION

Rent £1,200.00 per calendar month

Holding Deposit £276.92

Deposit £1,384.61

Tenancy An Assured Shorthold Tenancy of 12 month duration.

Restrictions No smokers. One small family pet considered.

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band B

EPC - Band D

Minimum Household Annual Income Required £36,000.00

Verified Material Information

Tenure: Leasehold

Property type: Coach House

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: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and On 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

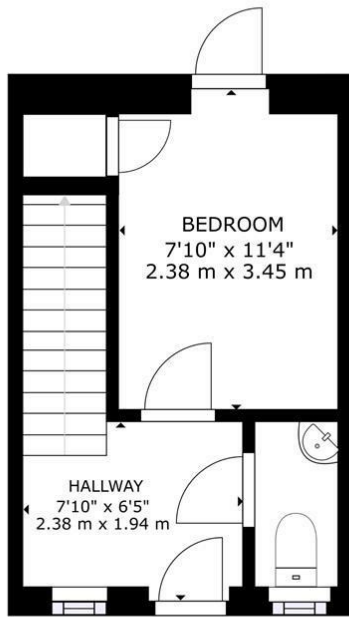
Coal mining area: No

Non-coal mining area: Yes

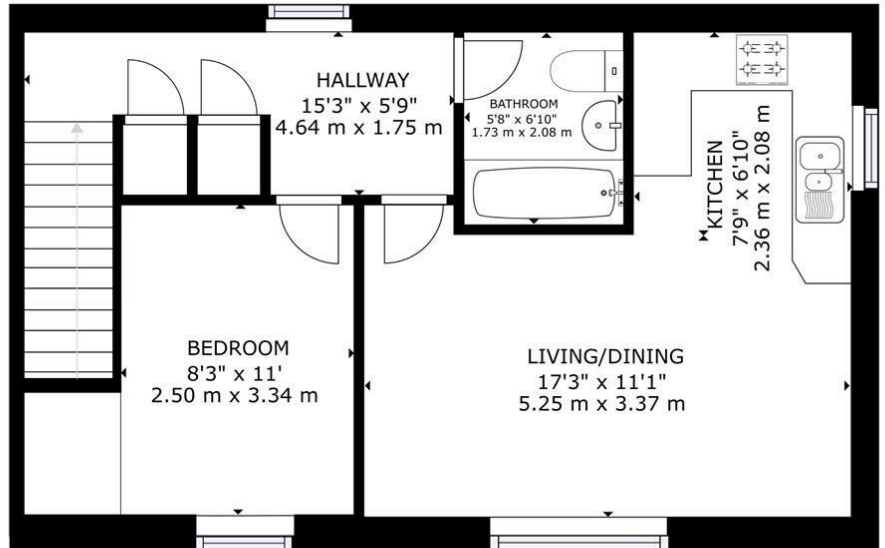
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

Floor Plan



FLOOR 1

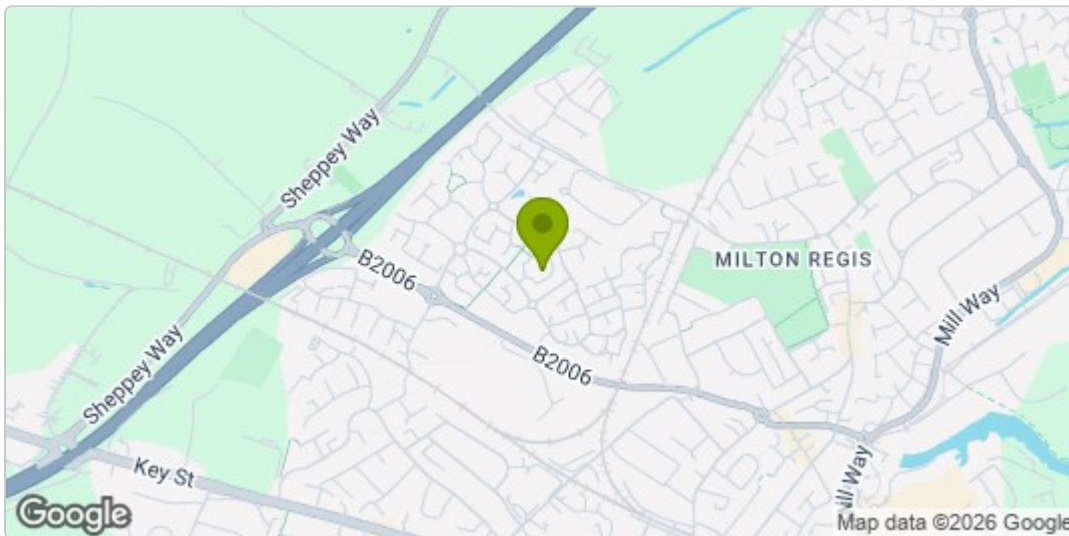


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 195 sq ft, 18.1 m², FLOOR 2: 543 sq ft, 50.48 m²
 TOTAL: 738 sq ft, 68.58 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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