



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



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	Holding Deposit £276.92
GROUND FLOOR	Deposit £1,384.61
Entrance Hall Double glazed door, fitted carpet, double glazed window, radiator, stairs to first floor, doors to:	Tenancy An Assured Shorthold Tenancy of 12 month duration.
Cloak Room Cream tiled floor, white corner basin with tiled splashback, electric shaving socket, WC, double glazed window, radiator, fuseboard.	Restrictions No smokers. One small family pet considered. Viewings Strictly by prior appointment with the agent
Bedroom Two 7'9" x 11'3" (2.38 x 3.45) Fitted carpet, understairs storage cupboard, radiator, double glazed door to rear garden.	Authority Swale Borough Council - Band B EPC - Band D
FIRST FLOOR	Minimum Household Annual Income Required £36,000.00
Stairs and Landing Fitted carpet, double glazed window, fitted cupboard, airing cupboard, doors to:	Verified Material Information
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:	Tenure: Leasehold Property type: Coach House
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.	Property construction: Standard construction Number and types of room: 2 bedrooms, 1 bathroom, 1 reception Electricity supply: Mains electricity
Bedroom One 8'2" x 10'11" (2.50 x 3.34) Fitted carpet, double glazed window, radiator, tripple fitted wardrobe, loft hatch.	Solar Panels: No Other electricity sources: No
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.	Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing
OUTSIDE	Broadband: FTTP (Fibre to the Premises)
Front - small garden area to front, mainly laid to lawn with some mature shrubs to borders.	Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Rear - Fully enclosed garden with astroturf lawn leading to good sized patio. Garden contains a number of shrubs and roses to borders.	Parking: Garage and On Street
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).	Building safety issues: No Restrictions - Listed Building: No
GENERAL INFORMATION	Restrictions - Conservation Area: No
Rent £1,200.00 per calendar month	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

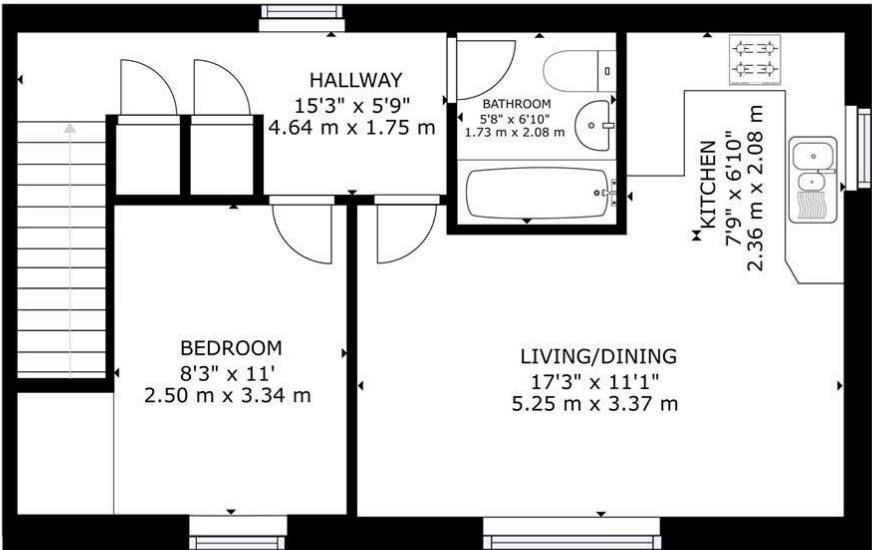
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

Floor Plan



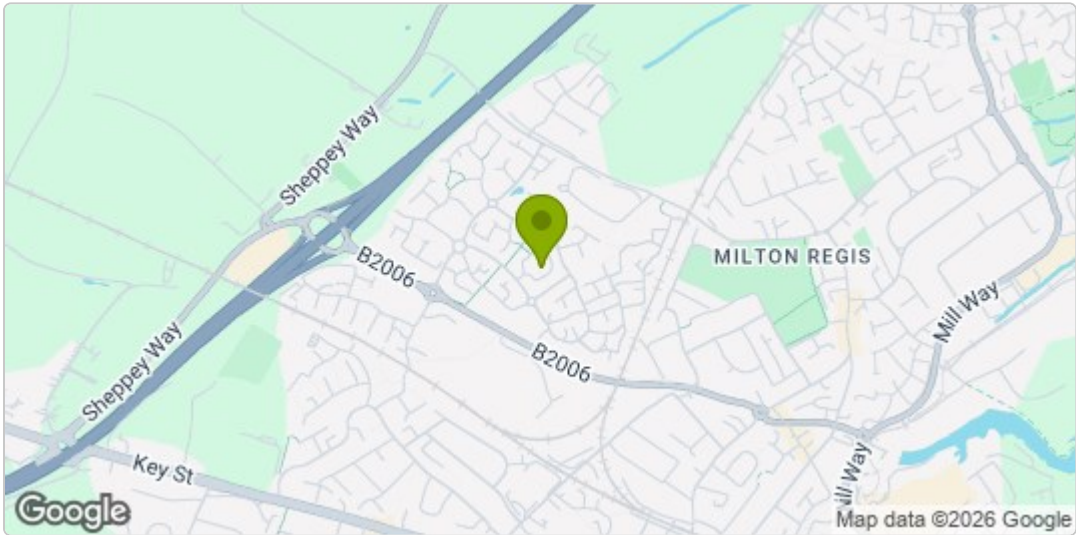
FLOOR 1



FLOOR 2



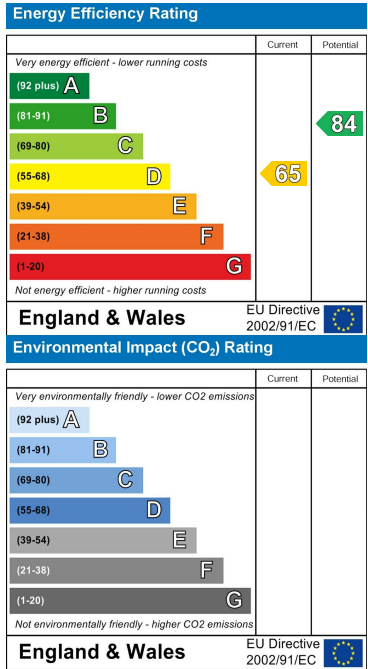
Area Map



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Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

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

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