



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



## Flat 2 Barrows House The Street, Sittingbourne, ME9 8JN

**£950 Per Calendar Month**

Nestled in the charming village of Borden, Sittingbourne, this delightful one bedroom first floor apartment offers a perfect blend of modern living and classic elegance. With one spacious open plan kitchen/reception room, this property is ideal for both relaxation and entertaining. The well-appointed bedroom provides a serene retreat, while the bathroom is designed for comfort and convenience.

This tasteful conversion showcases original features that add character and charm, complemented by high ceilings that create an airy and inviting atmosphere. The apartment is situated in a popular village, providing a sense of community and easy access to local amenities.

For those with a vehicle, off-street parking is available, ensuring that you have a secure and convenient place to park. This property is perfect for individuals or couples seeking a stylish home in a tranquil setting. Don't miss the opportunity to make this charming apartment your own.

We regret that the property is not suitable for children or pets and smoking is not permitted. Applicants will require a minimum household income of £28,500.00 for rent affordability checks.

## ACCOMMODATION

Through main entrance door into communal entrance hallway with oak effect laminate flooring. Staircase leads to first floor apartment:

### Entrance Hall

Fitted carpet, radiator, door entry phone.

### Open Plan Kitchen/Living Room 15'1" x 21'3" (4.602m x 6.492m)

Living Area:

Fitted carpet, original wooden framed sash window with original wooden shutters, 2 x radiators, painted fireplace surround. TV aerial point, phone point, central heating thermostat, smoke detector.

Kitchen Area:

Oak effect vinyl flooring, range of matching fitted wall and base units with cream shaker style doors and drawers, wood block effect work surfaces and cream tiled splash backs, stainless steel Bosch fan assisted electric oven, stainless steel Bosch four ring gas hob and concealed canopy extractor hood above, stainless steel sink and single drainer with recess beneath and plumbing for washing machine, recess under work surface for fridge and freezer, breakfast bar. Original wooden framed sash window, phone point, smoke detector.

### Bedroom 8'11" x 14 (2.72m x 4.27m)

Fitted carpet, original wooden framed sash window, radiator, painted fireplace surround, fitted cupboard containing Worcester Bosch combination boiler. TV aerial point, phone point, smoke detector.

### Bathroom

Oak effect laminate flooring, matching white bathroom suite comprising of bath with fully tiled walls, chrome thermostatic shower above and glass shower screen, w.c., pedestal wash hand basin with tiled splash back, mirror and shaving light/socket above, radiator, original wooden framed sash window, extractor fan.

## OUTSIDE

Allocated parking space for one car located in communal carpark to the rear of the property.

Tenants have use of large communal garden which is laid to lawn to the rear of the property,

## GENERAL INFORMATION

Rent £950.00 per calendar month

Deposit £1096.15

Holding Deposit £219.23

Tenancy An Assured Shorthold Tenancy of twelve

months duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council – Band B

Council tax annual charge: £1708.31 a year (£142.36 a month)

EPC Rating D - 62

Conditions Regret no children, pets, smokers permitted.

Minimum Household Income Required £28,500.00

Verified Material Information

Tenure: Freehold

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Allocated, Off Street, and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: 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.

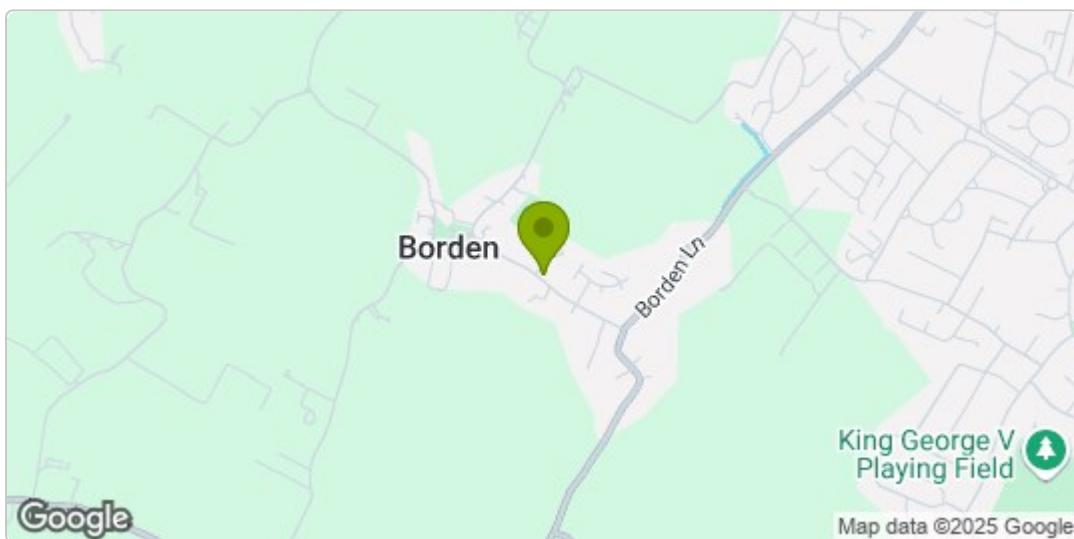
# Floor Plan



Total area: approx. 45.1 sq. metres (485.8 sq. feet)

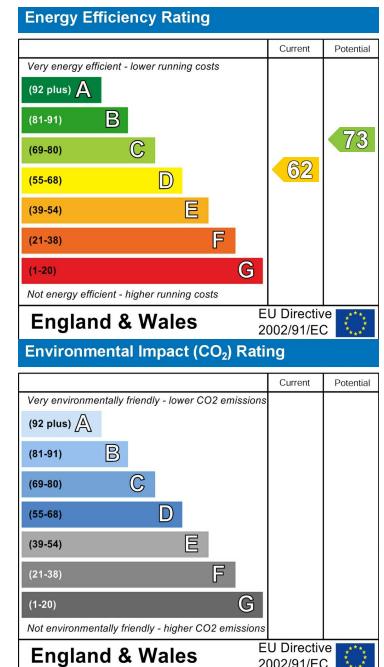
Flat 2, Barrows House, The Street, Borden, Sittingbourne

## 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



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