



54 Amethyst Drive, Sittingbourne, ME10 5JR
£900 Per Calendar Month

A very well maintained and presented first floor one bedroom apartment located on a popular development in Sittingbourne. Excellent access to A249 and motorway network beyond with a range of local shops, pub/restaurant and doctors surgery close by. The property benefits from electric heating, double glazing, off street parking for one car (no commercial vehicles permitted), light kitchen and spacious bathroom. Available October, we regret that children & smokers are not permitted, one small family pet considered. Minimum household income of £27,000 required.

ACCOMMODATION

From communal entrance up stairs to first floor into:

Entrance Hallway

Fitted carpet, electric storage heater, airing cupboard with hot water cylinder and shelving, fuse board, door entry phone.

Living Room 16'1 x 13'5 (4.90m x 4.09m)

Fitted carpet, electric storage heater, TV aerial point, phone point, opens into:

Kitchen 13'3 x 5'10 (4.04m x 1.78m)

Tiled flooring, range of matching white wall and base units with granite effect work surfaces, stainless steel sink and drainer, stainless steel oven with electric hob and stainless steel extractor hood above, recess for washing machine, space for fridge freezer. Double glazed windows, electric convector heater.

Bedroom 11'6 x 8'3 (3.51m x 2.51m)

Fitted carpet, electric storage heater, fitted wardrobe, double glazed window.

Bathroom

Tile effect vinyl flooring, fitted white bathroom suite comprising of pedestal wash hand basin, low level w.c. and bath with electric shower above, all with localised tiling surround. Extractor fan, shaving socket, fan heater.

OUTSIDE

Allocated parking space for one car (no commercial vehicles permitted).

GENERAL INFORMATION

Rent £900.00 per calendar month

Deposit £1038.46

Holding Deposit £207.69

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council – Band B

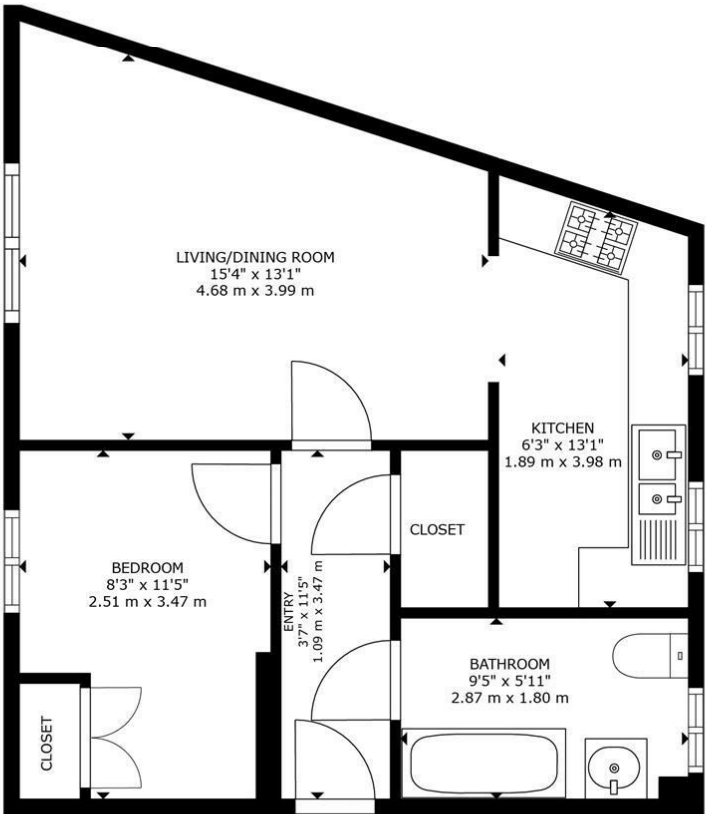
EPC Rating C - 79

Conditions Regret no smokers or children permitted. One small family pet considered.

Minimum Household Income Required £27,000.00

Photos - photographs were taken in 2008

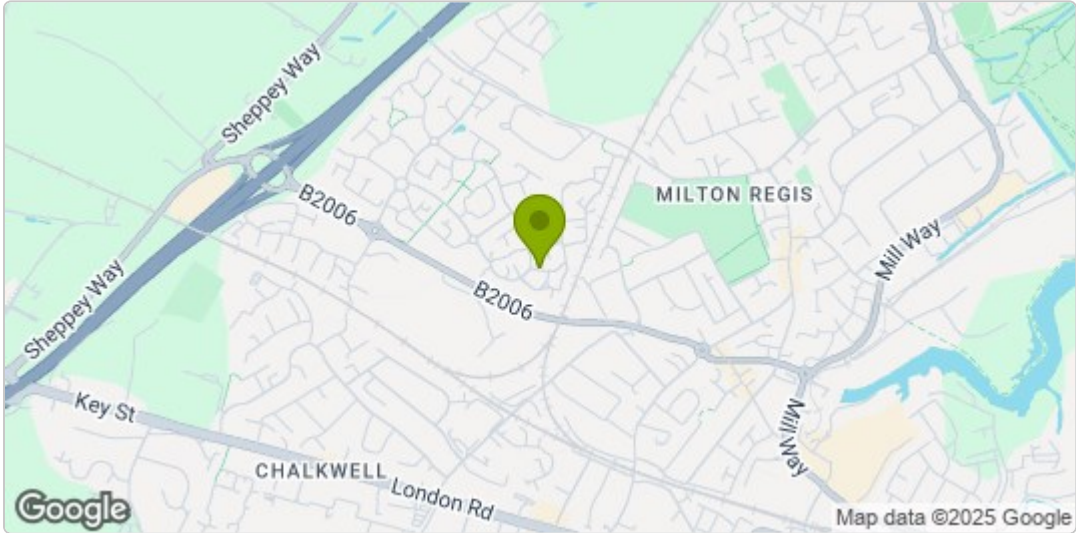
Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN: 480 sq. ft, 44 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



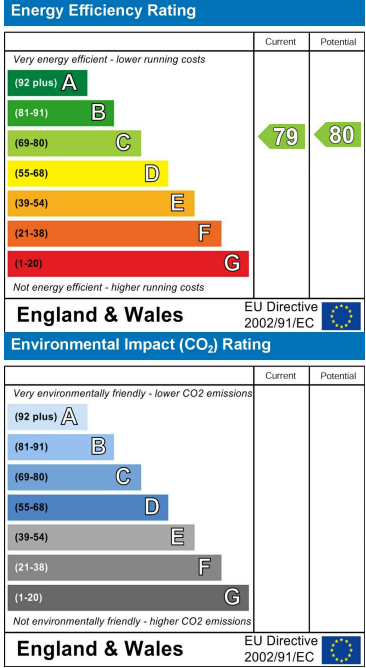
Area Map



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Energy Efficiency Graph



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