



1 Olivia Mews East Street, Sittingbourne, ME10 4BQ
£850 Per Calendar Month

This first floor one bedroom apartment offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or couples seeking a cosy home.

Recently decorated, this apartment boasts a fresh and contemporary feel, allowing you to move in with ease and make it your own. The small, secluded development enhances the sense of community.

For those with a vehicle, the property includes allocated covered parking space.

Available immediately, being a one bedroom first floor apartment this property is not ideally suited to applicant with children or dogs. We regret smokers are not permitted. Applicants will require a minimum household income of £25,500.00 to pass rent affordability checks.

ACCOMMODATION

Hallway

Fitted carpet, electric convector heater, stairs to first floor, smoke detector, doors to:

Cloak Room

Wood effect vinyl flooring, WC, wall mounted wash hand basin with tiled splashback, extractor fan, cupboard containing hot water cylinder and storage space.

Living Room / Kitchen

Living Area - new grey carpet, double glazed ceiling to floor window, storage cupboard, electric convector heater opens to:

Kitchen Area - wood effect vinyl flooring, range of matching wall and base units with light wood door fronts and black granite effect worksurfaces. Stainless steel electric oven, ceramic hob. stainless steel sink and drainer, recess under worksurface with plumbing for washing machine, localised tiling. Double glazed window.

Stairs and Landing

Fitted carpet, smoke detector, door to:

Bedroom

Newly fitted grey carpet, 2 x Velux skylight windows, electric convector heater, 2 x storage cupboards.

Bathroom

Wood effect vinyl flooring, matching white bathroom suite comprising of WC, pedestal wash hand basin with tiled splashback, bath with tiled surround, shower mixer tap and shower screen. Velux skylight window, extractor fan.

OUTSIDE

Property is located within a private modern gated mews development with one covered allocation parking space.

GENERAL INFORMATION

Rent £850.00 per calendar month

Deposit £980.76

Holding Deposit £196.15

Minimum Household Income Required £25,500 per year

Authority Swale Borough Council – Band A

EPC Rating D - 63

Conditions Regret no smokers, property not ideally suited to applicants with children or dogs.

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

Verified Material Information

Tenure: Freehold

Property type: Flat

Property construction: Standard construction

Number and types of room: 1 bedroom, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Allocated and Covered

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

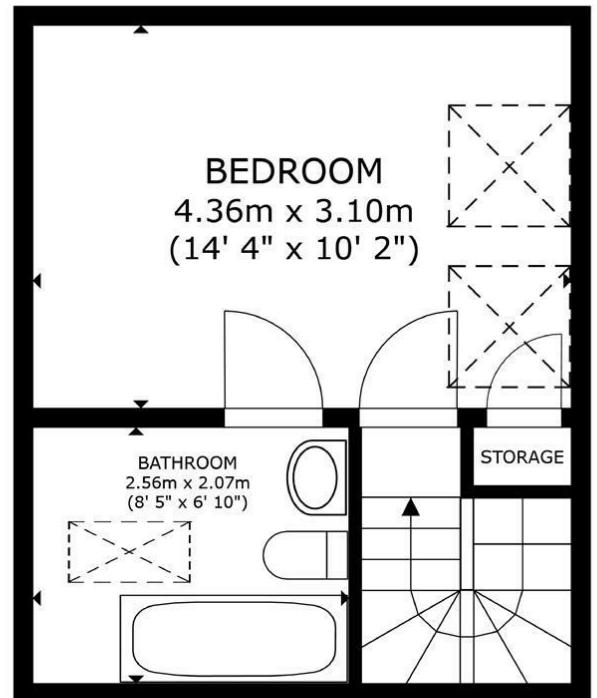
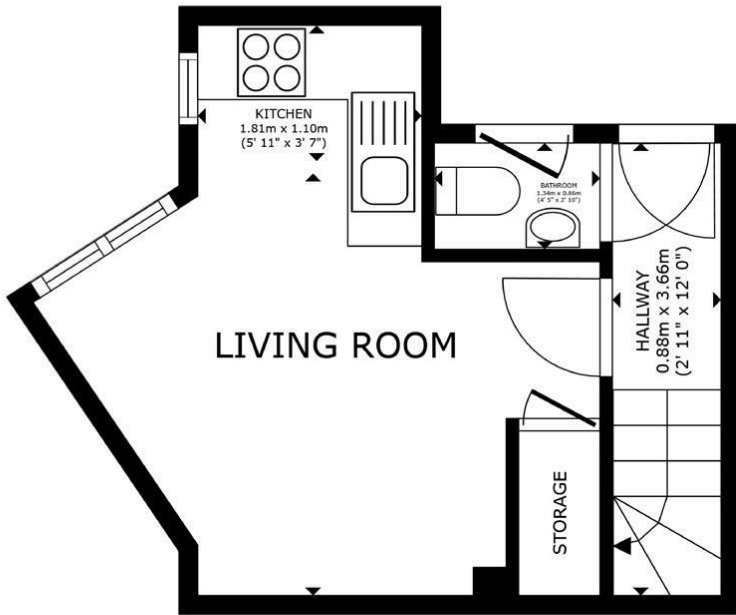
Coal mining area: No

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 19.1 m² (206 sq.ft.) FLOOR 2 23.2 m² (250 sq.ft.)
 TOTAL : 42.3 m² (455 sq.ft.)
 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	63	
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		
EU Directive 2002/91/EC		

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