



## 19 Arthur Street, Sittingbourne, ME10 1BA

### £950 Per Calendar Month

A modern ground floor apartment located on Arthur Street in Sittingbourne, featuring a well-appointed reception room, one double bedroom, modern kitchen and spacious bathroom. The property benefits from central heating and hot water via an electric boiler.

Recently decorated, this apartment boasts a fresh and contemporary feel, allowing you to move in with ease and make it your own. One of the standout features of this property is its proximity to the town centre, ensuring that you are never far from a variety of shops, restaurants, and local amenities.

For those who value outdoor space, the private garden offers a lovely area to enjoy the fresh air, perfect for gardening or simply unwinding. Additionally, off-street parking is available, providing added convenience for residents with vehicles.

We regret the property is not suitable for children or pets, smoker are also not permitted. Applicants will require a minimum gross income of £28,500.00, Available immediately.

## ACCOMMODATION

### Kitchen 11'3" x 7'2" (3.43 x 2.20)

Through double glazed entrance door, tiled floor, range of matching wall and base units with grey door and drawer fronts. Marble effect worksurfaces and tiled splashback. Integrated stainless steel electric oven, electric hob and canopy extractor hood. Stainless steel sink & drainer, recess beneath for washing machine. Space for fridge/freezer. Double glazed window, radiator. Through archway into:

### Living Room 11'3" x 13'1" (3.43 x 3.99)

Wood effect laminate flooring, radiator, double glazed door to rear with two windows to sides, door to:

### Bedroom 11'10" x 15'8" (3.62 x 4.79)

Wood effect laminate flooring, fitted cupboard containing electric boiler providing domestic heating and hot water, double glazed patio doors to rear garden, radiator.

### Bathroom 7'8" x 5'6" (2.34 x 1.68)

Tiled flooring, matching white bathroom suite comprising of WC, pedestal wash hand basin and P-shaped bath with shower mixer tap and shower screen. Part tiled walls, extractor fan, double glazed window, radiator.

## OUTSIDE

Front - The property is located in a cul-de-sac at the end of Arthur Street. Brick paved parking space with one allocated parking space. Space for bins.

Rear - Small private enclosed garden at rear, partially paved extending to shingled area, some mature shrubs and bench.

## 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

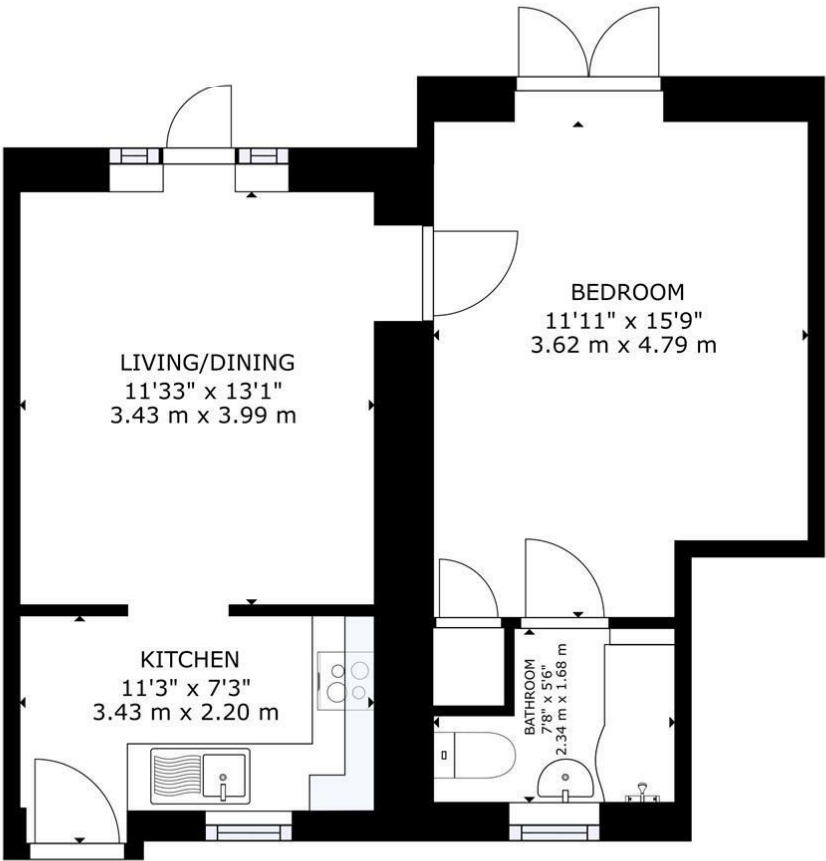
Authority Swale Borough Council –Band A

EPC Rating - C 73

Conditions No children, smokers or pets permitted.

Minimum Household Income Required £28,500 per annum

Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 515 sq ft, 47.82 m<sup>2</sup>  
TOTAL: 515sq ft, 47.82 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

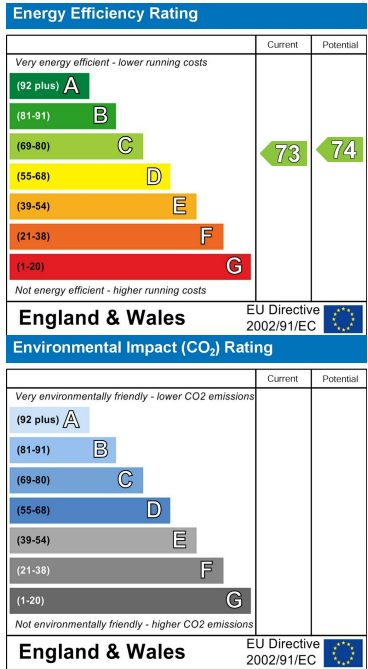


Area Map



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Energy Efficiency Graph



Residential, Commercial  
and Rural Property Specialists

T: 01795 470556  
F: 01795 470769

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

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