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









Barrow House The Street, Sittingbourne, ME9 8JN

£1,200 Per Calendar Month

Nestled in the charming village of Borden, Sittingbourne, this delightful two-bedroom ground-floor apartment offers a perfect blend of modern living and classic elegance. With a spacious reception room and well-equipped kitchen, this property is ideal for both relaxation and entertaining. The two well-appointed bedrooms provide serene retreats, while the bathroom is designed for comfort and convenience. This property benefits from a large private garden.

This tasteful conversion showcases original features that add character and charm, complemented by high ceilings that create an airy and inviting atmosphere. This ground-floor 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 couples or small families seeking a stylish home in a tranquil setting. Don't miss the opportunity to make this charming apartment your own.

We regret that smoking is not permitted. Applicants will require a minimum household income of £36,000 for rent affordability checks. The property is available from 25 September.

ACCOMMODAITON

Communal Entrance
Through communal entrance door with entry system, hall and staircase to apartment & neighbouring properties, Through door into:

Hallway 12'0" x 9'10",173'10" (3.67 x 3,53)
Fitted carpet, radiator, door entry phone and smoke detector, door to private rear garden.

Living Room 14'4" x 15'10" (4.37 x 4.85)
Fitted carpet, original wooden framed sash window, radiator, shelving and painted fireplace surround. TV aerial point and phone point.

Kitchen 11'10" x 10'11" (3.63 x 3.33)
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 white 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, . Original wooden framed sash window, smoke detector. Cupboard containing boiler.

Bathroom 5'2" x 6'10" (1.59 x 2.10)
Vinyl flooring, matching white bathroom suite comprising of bath with 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, extractor fan.

Bedroom 12'4" x 10'11" (3.78 x 3.33)
Fitted carpet, original wooden framed sash window, radiator, shelving. TV aerial point and phone point.

Bedroom 11'7" x 15'10" (3.54 x 4.85)
Fitted carpet, original wooden framed sash window.

Cellar
Cellar with four separate rooms, accessed off the door in the main hallway. Brick flooring with overhead lights.

Garden
Step lead down to a large enclosed private garden to the rear, mainly laid to lawn with shrubs in borders. Wooden side gate giving access to road. Brick store containing electric meters to all apartments (note access will be required at all times to other residents and landlord).

GENERAL INFORMATION
Rent £1,200 per calendar month.

Deposit £1,384.60

Holding Deposit £276.92

Tenancy An Assured Periodic Tenancy

Viewings strictly by prior appointment with the agent

Authority Swale Borough Council – Band B

EPC Rating D - 62

Conditions Regret no smokers permitted.

Minimum Household Income Required £36,000

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

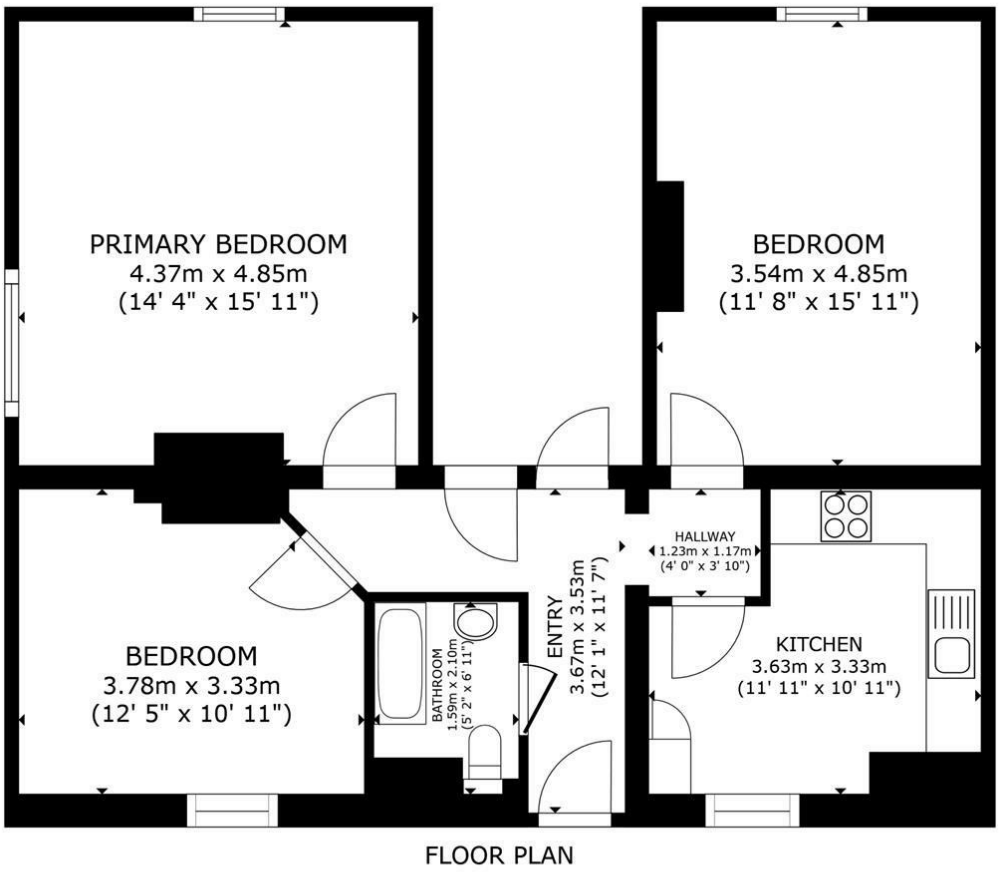
Coal mining area: No

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

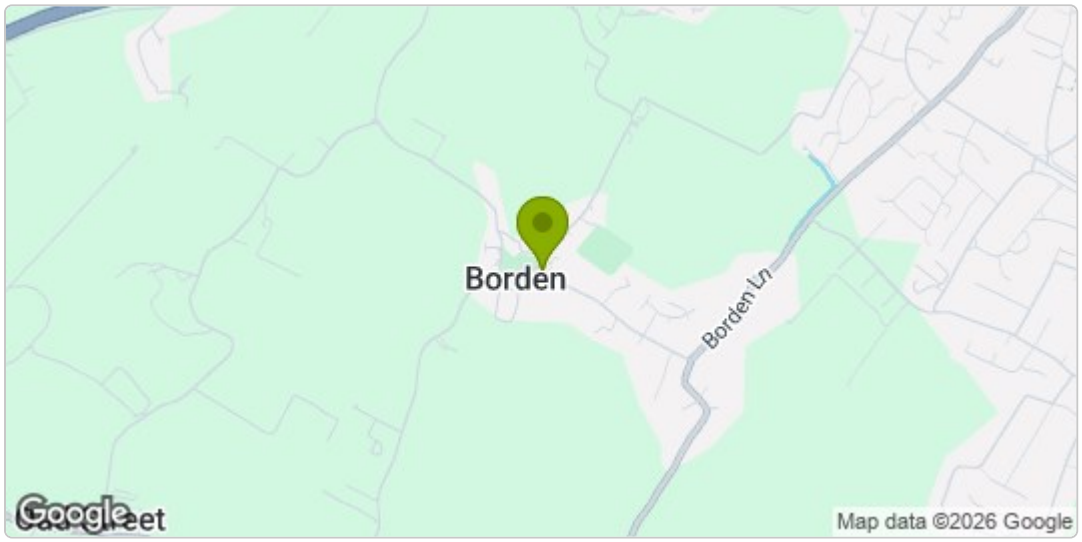


FLOOR PLAN

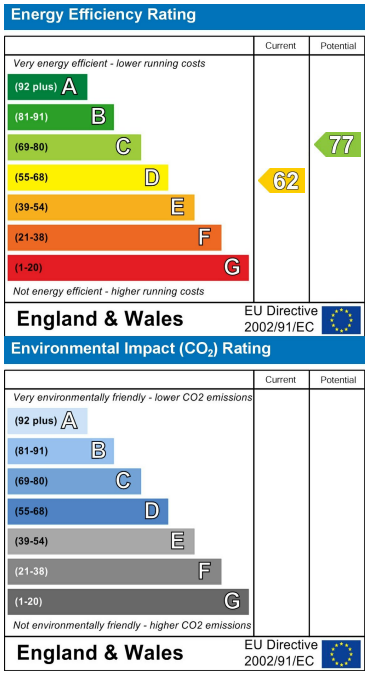
GROSS INTERNAL AREA
FLOOR PLAN 75.0 m² (807 sq.ft.)
TOTAL : 75.0 m² (807 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Area Map



Energy Efficiency Graph



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.

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