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









54 Amethyst Drive, Sittingbourne, ME10 5JR

£900 Per Calendar Month

This excellently presented one-bedroom first-floor apartment offers a perfect blend of comfort and convenience. Upon entering, you will be greeted by a bright and airy reception room, opening through into a spacious kitchen with plenty of cupboard and worktop space.

Recently fitted carpets and tasteful redecoration throughout enhance the modern feel of the space, making it ready for you to move in without delay. The bathroom is functional and well-maintained, catering to all your daily needs.

One of the standout features of this property is its convenient location. Local shops are within walking distance, ensuring that daily errands can be completed with ease. Additionally, the apartment offers excellent access to the A249 and M2, making it an ideal choice for commuters seeking to travel to nearby towns or cities.

For those with a vehicle, the property includes one allocated parking space, providing added convenience and peace of mind.

Available from 20 November, we regret that the property is not suitable for children or smokers. One small pet considered. Applicants will require a household income of £27,000.00 for rent affordability checks.

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 Periodic Tenancy

Viewings Strictly by prior appointment with the agent

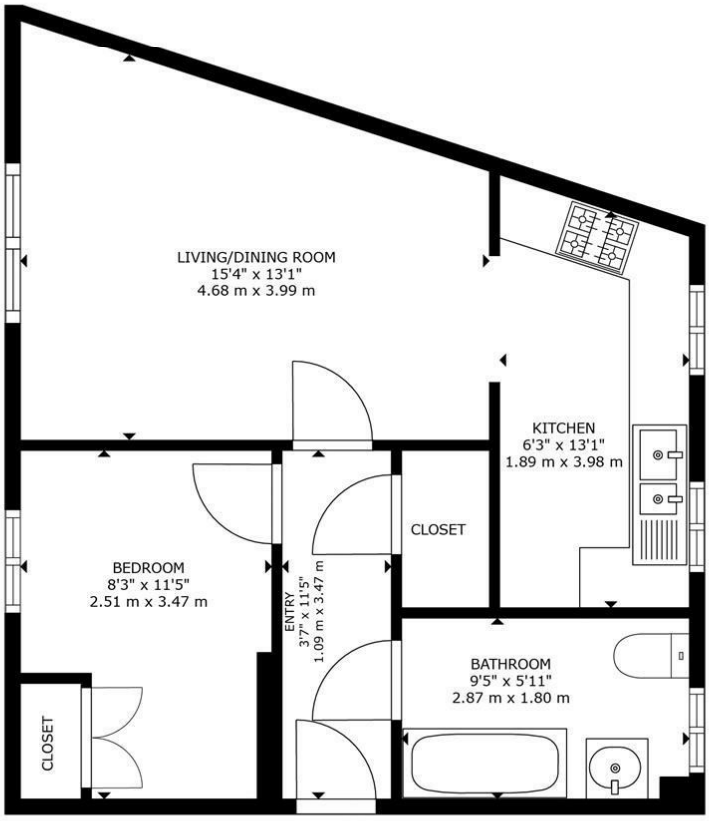
Authority Swale Borough Council – Band B

EPC Rating C - 79

Conditions Regret no smokers. Property is not ideally suitable for children. One small family pet considered.

Minimum Household Income Required £27,000.00

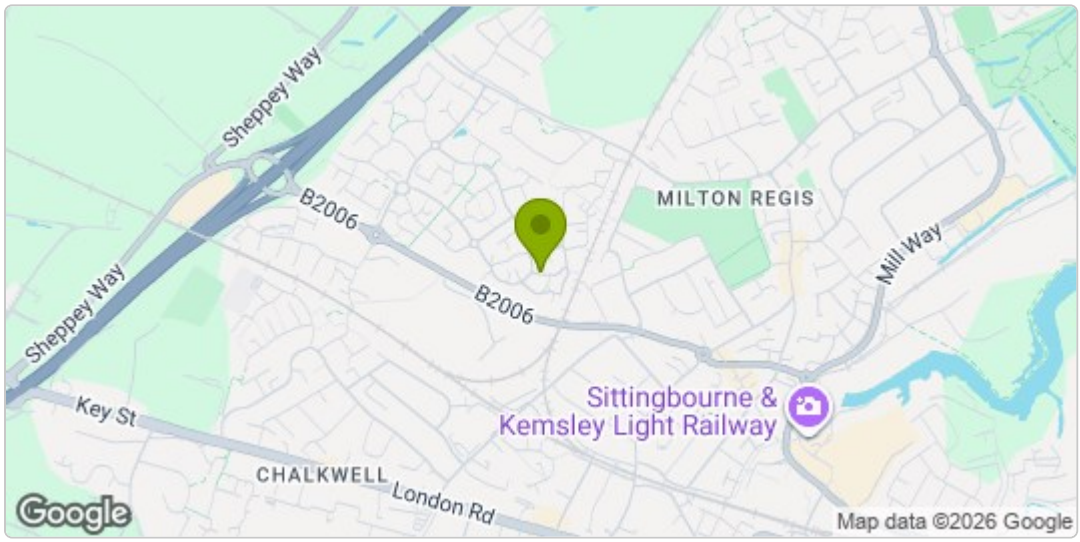
Floor Plan



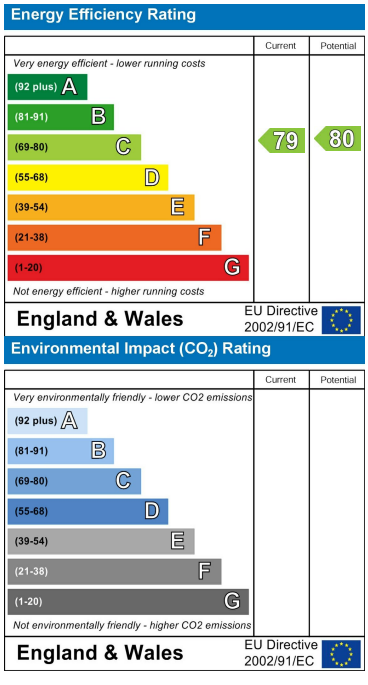
FLOOR PLAN

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

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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