



## High Street, Sittingbourne ME10 2AD

**Offers Over £140,000**

Offered to the market with no onward chain is this fantastic two-bedroom flat ideally located in Milton High Street in Sittingbourne. This property offers a spacious lounge diner, kitchen, bathroom, generously sized master bedroom and a smaller second bedroom. Externally, this property also benefits from an allocated parking space.

Situated within 0.5 miles of Sittingbourne train station and connected with other transport links; this property is conveniently located for commuters. This property is also located within close proximity to other local amenities and schools; including Regis Manor Primary School, Milton Court Primary Academy and Active Play Nursery.

We feel that this is an excellent opportunity for a first-time buyer or a buy-to-let investor that is looking to build their portfolio. The rental income achievable on this property is estimated in the region of £850 to £900 Per Calendar Month.

Lease - 120 years  
Service charge - TBC  
Council Tax Band B



## Entrance Hall

Lounge 9'6" by 19'8" (2.898 by 6.016 )

Bedroom One 8'5" by 18'9" (2.567 by 5.72)

Bedroom Two 10'8" by 10'5" (3.26 by 3.20)

Kitchen 8'4" by 6'6" (2.552 by 1.982)

Bathroom 5'0" by 11'6" (1.539 by 3.518)

