



## 2 bed flat to buy in ME10

Limehouse Court, Sittingbourne, Kent,  
ME10 3TQ

**£105,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via secure sale online Bidding. Terms and conditions
- ✓ Lease extension of 972 years has been attained and will be expedited through Land Registry
- ✓ Excellent Condition Throughout
- ✓ Located in the popular Great Easthall development
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Welcome to Limehouse Court, a contemporary and well-designed first-floor apartment offering the perfect combination of style, comfort, and convenience. With two spacious bedrooms, a bright reception room, and a well-appointed bathroom, this is an ideal investment for a landlord looking for a potential ready-made yield of 9.1%.

A lease extension of 972 years has recently been confirmed and will be expedited through land registry at the point that contracts exchange. A copy of the terms of the lease can be found in the legal pack of this property which is free to download from the auction page.

The lease will be for 990 years from 1 November 2007.

Great Easthall is a modern and fast-developing area in Sittingbourne, perfect for tenants looking to build a successful and dynamic lifestyle. With contemporary homes, excellent transport links, and a growing community, this location in [proximity to local transport links and business parks on Eurolink Way and Castle Road is ideal for professionals who want a well-connected and forward-thinking place to call home.

Commuting is effortless, with Sittingbourne train station just a short drive away, providing regular services to London St Pancras International in under an hour and London Victoria. The A249, M2, and M20 offer easy access to Maidstone, Canterbury, and beyond, making Great Easthall a great base for those working in and around Kent.

The area is designed with modern living in mind, offering green spaces, lakeside walks, and convenient access to local amenities. Supermarkets, gyms, and retail parks are within easy reach, ensuring you have everything you need for both work and play. Ongoing investment and development continue to enhance the area, adding to its appeal for those looking to secure a home in an up-and-coming location.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 81

Annual Service Charge Amount: £2,270.00

Price: Starting Bid £105,000

Property Type: Flat

Parking: Allocated

Year built: 2005

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

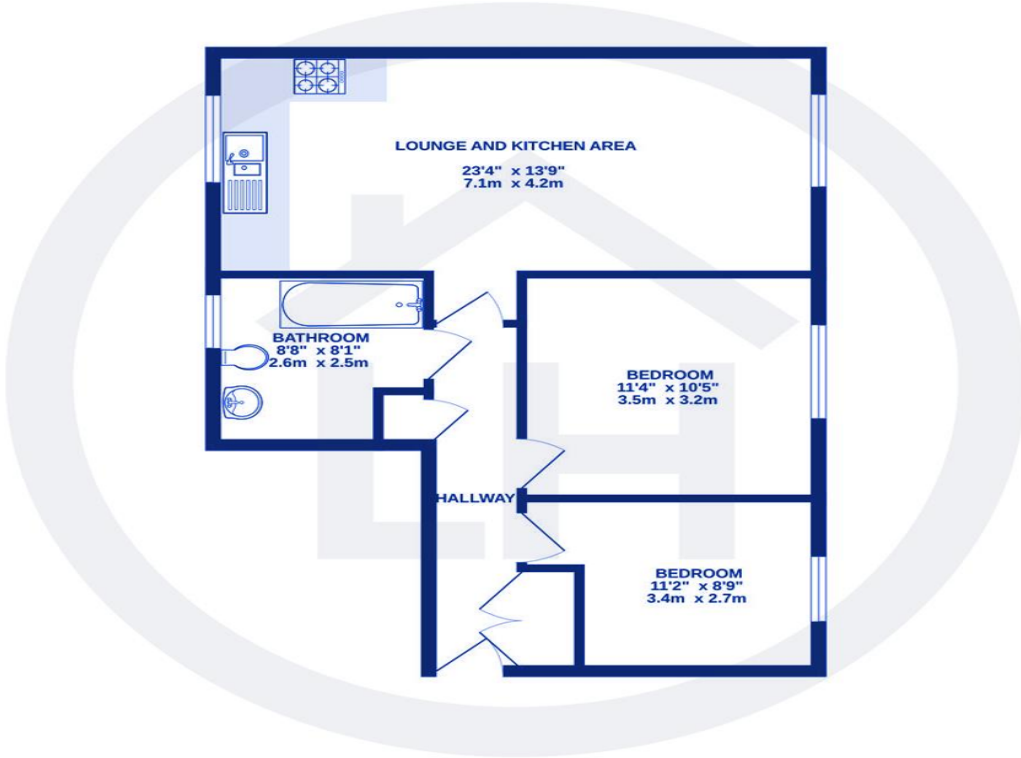
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA - 619 sq.ft. (57.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>S1</b>	<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Limehouse Court, Sittingbourne, Kent, ME10 3TQ

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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