



**Auction**

## 2 bed apartment to buy in ME9

Mallard Crescent, Sittingbourne, Kent,  
ME9 8TJ

**£140,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two-Bedroom Leasehold Flat
- ✓ No Onward Chain
- ✓ Master Bedroom with En-Suite
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Two Bedroom Leasehold Flat | No Onward Chain | Sittingbourne | ME9 8TJ

Offered with no onward chain, this well-presented two-bedroom leasehold flat is situated in the popular village of Iwade, providing an ideal opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation comprises a bright and spacious living area, a well-appointed kitchen, and two generously sized bedrooms. The principal bedroom benefits from a private en-suite, while a separate main bathroom serves the remainder of the property, offering flexibility and convenience for guests or sharers.

Further benefits include a practical layout, modern bathroom facilities, and the advantages typically associated with a managed leasehold development. The property is well located for local amenities, transport links, and access to Sittingbourne town centre, as well as the A249 and motorway connections beyond.

With its desirable village setting, en-suite facilities, and chain-free status, this property represents a fantastic opportunity for a smooth and straightforward purchase.

Annual Ground Rent £200

Early viewing is highly recommended.

First Floor

Bedroom Two

12' 4" x 9' 3" (3.78m x 2.82m) Second Bedroom

Master Bedroom

10' 0" x 8' 11" (3.05m x 2.74m) Master Bedroom with en-suite

Reception Room

16' 11" x 12' 2" (5.16m x 3.73m) Main Reception Room with Juliette Balcony

Kitchen

9' 3" x 6' 9" (2.82m x 2.06m) Main Kitchen

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £2,600.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated

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: No

Heating: Electric

Electric: National Grid

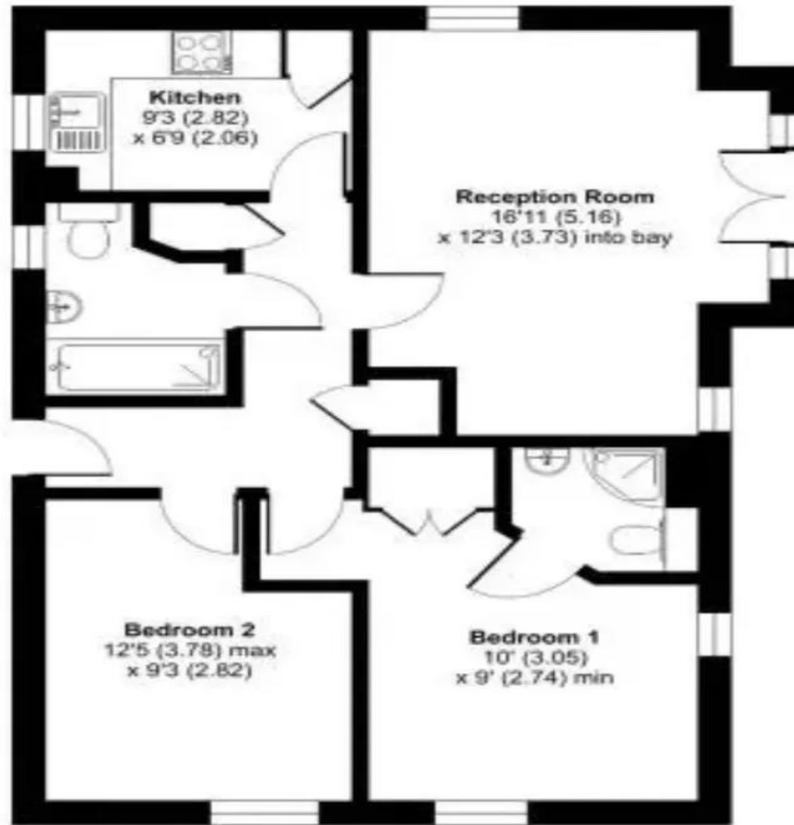
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		78	
(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	

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

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