

# KEY FACTS FOR BUYERS

**Hamilton Crescent, Sittingbourne, ME10**

April 2022



## A guide to this property and the local area

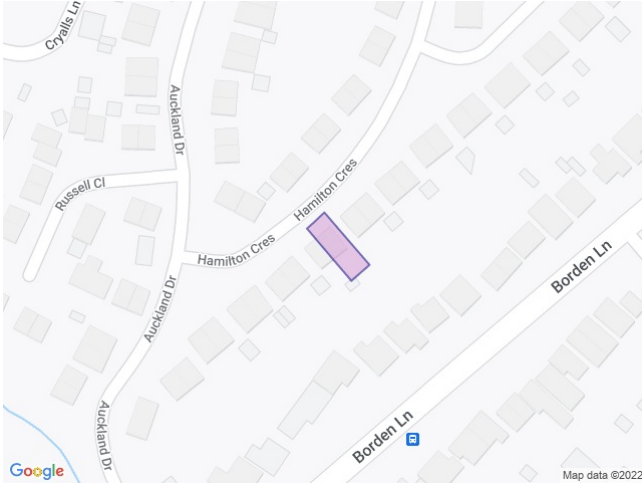
### Harrison Homes

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[www.harrisonshomes.co.uk/about/](http://www.harrisonshomes.co.uk/about/)



# PROPERTY OVERVIEW

## HAMILTON CRESCENT, SITTINGBOURNE, ME10










 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Semi-Detached 2 Bedrooms	
Floor Area:	538.20 ft <sup>2</sup> 50.00 m <sup>2</sup>
Plot Size:	0.06 acres
Council Tax Band:	D
Annual Cost:	£1,994.95 (min)
Land Registry Title Number:	K441996
Tenure:	Freehold
£/sqft:	£436.80

### AREA KEY FACTS

Local Authority:	SWALE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	9 Mbps
Superfast:	46 Mbps
Ultrafast:	600 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

### PLANNING HISTORY

No Planning Records Available

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## PHOTO GALLERY



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## PHOTO GALLERY

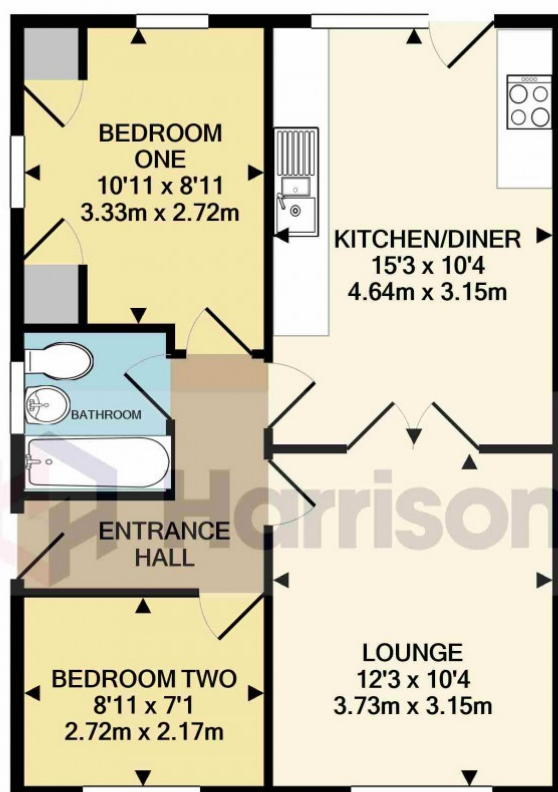


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# PROPERTY OVERVIEW

## FLOORPLANS



TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by 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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# PROPERTY OVERVIEW

## EPC

Hamilton Crescent, ME10

Energy rating  
**E**

Valid until 03.06.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	54   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

Property Type:	Bungalow	Lighting:	Low energy lighting in 43% of fixed outlets
Built Form:	Semi-Detached	Main Heating:	Boiler and radiators, mains gas
Transaction Type:	Marketed sale	Main Heating Controls:	Programmer, no room thermostat
Total Floor Area:	50 m <sup>2</sup>	Open Fireplaces:	0
Energy Tariff:	Unknown	Hotwater System:	From main system, no cylinder thermostat
Main Fuel:	Mains gas (not community)	Hotwater Energy Efficiency:	Poor
Mains Gas:	Yes	Floors:	Solid, no insulation (assumed)
Floor Level:	-	Walls:	Cavity wall, as built, no insulation (assumed)
Flat Top Storey:	No	Walls Energy:	Poor
Top Storey:	0	Roof:	Pitched, 270 mm loft insulation
Glazing Type:	Double glazing, unknown install date	Roof Energy:	Good
Previous Extensions:	0	Ventilation:	Natural

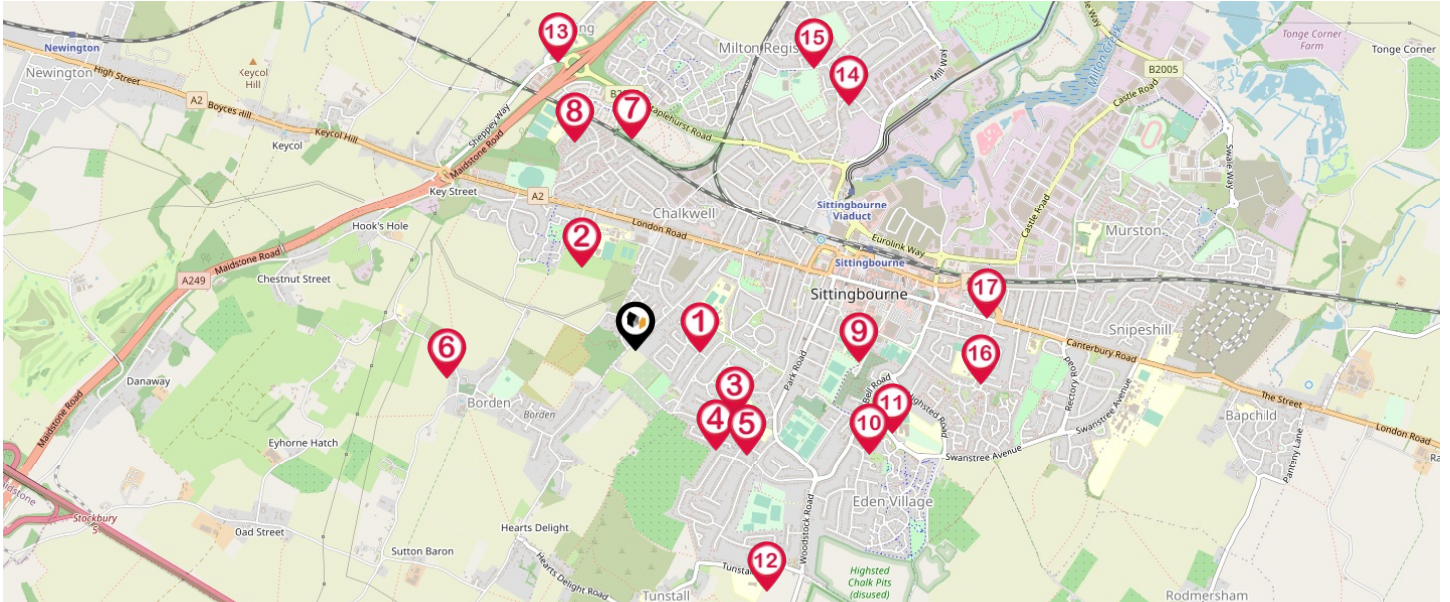
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



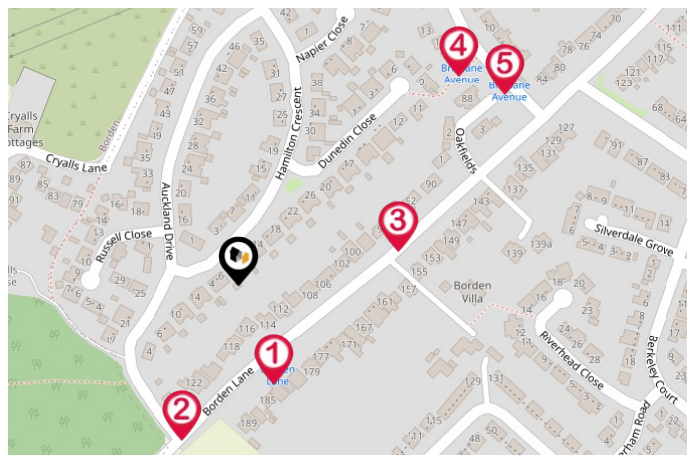
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Westlands Primary School	Good	564	0.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westlands School	Good	1648	0.36 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Catholic Primary School	-	209	0.46 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Minterne Community Junior School	-	385	0.48 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Oaks Community Infant School	-	316	0.58 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Borden Church of England Primary School	-	135	0.69 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aspire School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grove Park Primary School	Good	423	0.8 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Borden Grammar School	Good	829	0.85 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Fulston Manor School	Good	1352	0.96 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Highsted Grammar School	-	853	1.02 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Tunstall Church of England (Aided) Primary School	Outstanding	358	1.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bobbing Village School	Outstanding	208	1.1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Milton Court Primary Academy	Good	210	1.22 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Regis Manor Primary School	Good	487	1.25 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	South Avenue Primary School	Good	420	1.3 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	VTC Independent School	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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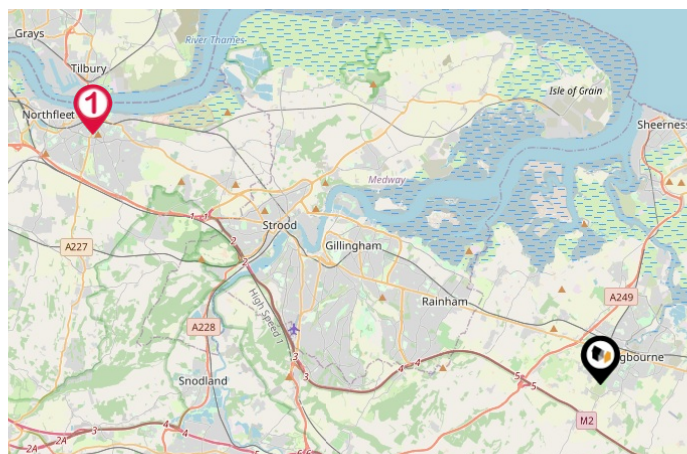
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Auckland Drive | 0.05 miles
- 2 - Auckland Drive | 0.08 miles
- 3 - Oakfields | 0.08 miles
- 4 - Brisbane Avenue | 0.14 miles
- 5 - Brisbane Avenue | 0.15 miles



### FERRY TERMINALS

- 1 - Town Pier | 16.66 miles

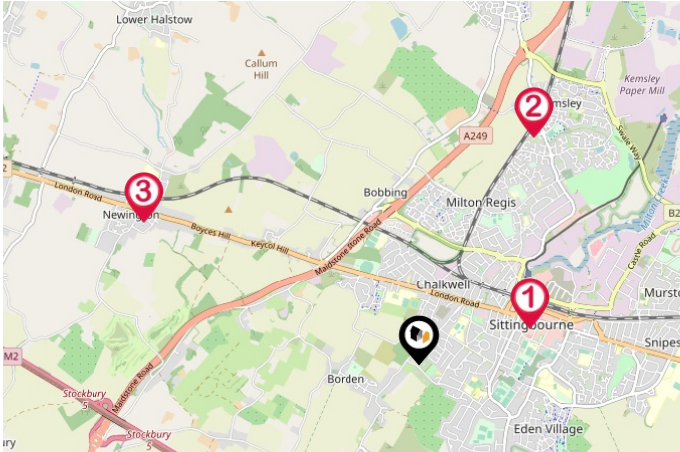
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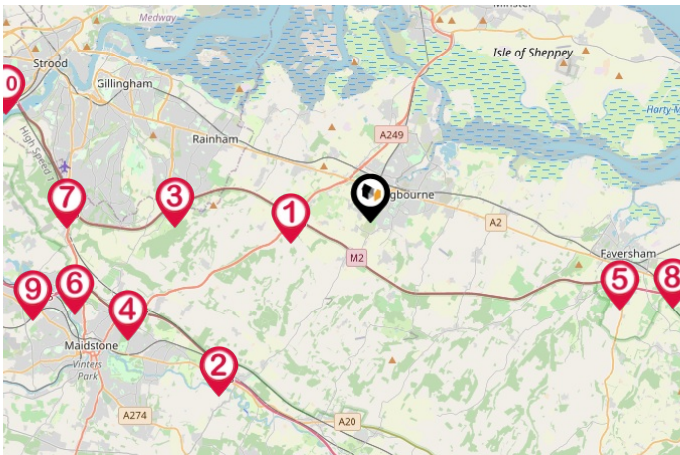
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### NATIONAL RAIL STATIONS

- 1 - Sittingbourne Rail Station | 0.89 miles
- 2 - Kemsley Rail Station | 1.91 miles
- 3 - Newington Rail Station | 2.27 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M2 J5 | 2.31 miles
- 2 - M20 J8 | 6.74 miles
- 3 - M2 J4 | 5.67 miles
- 4 - M20 J7 | 7.88 miles
- 5 - M2 J6 | 7.94 miles
- 6 - M20 J6 | 9.06 miles
- 7 - M2 J3 | 8.88 miles
- 8 - M2 J7 | 9.43 miles
- 9 - M20 J5 | 10.32 miles
- 10 - M2 J2 | 11.17 miles



### AIRPORTS/HELIPADS

- 1 - London Southend Airport | 15.98 miles
- 2 - Lydd London Ashford Airport | 28.18 miles
- 3 - Kent International Airport | 27.79 miles
- 4 - Biggin Hill Airport | 29.46 miles

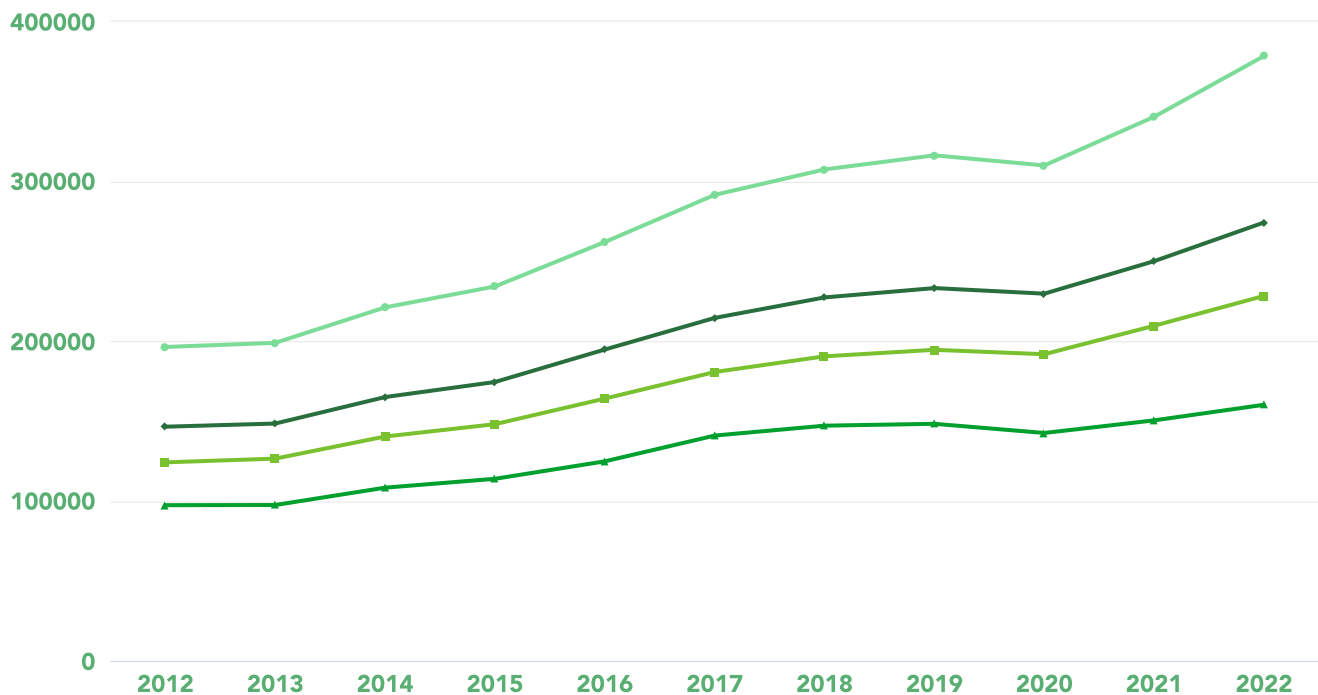
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR ME10

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 64.48%



**TERRACED**  
+ 83.86%



**SEMI-DETACHED**  
+ 87.21%



**DETACHED**  
+ 92.69%

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# HARRISON HOMES

## About Us

We are proud members of NAEA Propertymark, who promote the highest standards in residential sales. Simply put, we have the highest expectations for the service we deliver.

Whatever you need, whatever your situation, we personalise our service to make it specific to you. You will discover that we're not about the sale but the experience.

## Financial Services

Our mortgage advisor partners Henchurch Lane, have a point to prove to their clients and the industry as a whole. They're extremely passionate about what they do and believe there is a better way to offer advice to the masses in comparison to what's currently on offer elsewhere. They pride ourselves on alleviating the stresses of the mortgage and insurance application process by offering anti-jargon advice to help navigate the hundreds of deals and criteria pitfalls that exist in today's market place.

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# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### Testimonial 1



It was a real pleasure dealing with Harrisons (Sittingbourne Kent) - I found them to be very positive in their approach - demonstrating a true customer focused approach to their work - I found them to be proactive in their approach keeping me well informed at each step of the buying process, all the staff were happy to answer any of my question and always getting back to me as and when they said they would.

### Testimonial 2



When purchasing our property I spoke to 3 or 4 different people at Harrison's and each one of them was pleasant and very helpful. Will definitely be using them to sell our property in the future if the time ever comes!

### Testimonial 3



Harrison's have been the most efficient agent I have come across, they have procedures that really help move things along quickly. The person showing us the house seemed in a rush and disinterested, but he did say he was filling in for somebody and would not usually do viewings. Throughout the purchase, the agents were easy to contact, especially Kane, and even happy to pass over their mobile numbers which was really helpful.



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# DATA QUALITY

Harrison Homes is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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