



34 KINGS LODGE, 71 KING STREET, MAIDSTONE, KENT, ME14 1BG

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk





# £220,000

## LEASEHOLD

Beautifully presented one bedroom second floor apartment.

Over 60's living. Juliet Balcony overlooking landscaped garden.

Town centre location. NO ONWARD CHAIN.





We are delighted to market this beautifully presented one bedroom apartment in a stunning retirement development that is centrally located in Maidstone town centre just a short walk from the shopping centre and multiple transport links.

Situated on the High Street, Kings Lodge is a stylish development of 53 one and two bedroom apartments. This second floor apartment was purchased off-plan and has had one owner. The apartment has a Juliet Balcony overlooking the beautifully landscaped communal garden. The Lounge/ Diner is bright and airy and well-proportioned with ample space for a dining suite. There is an attractive fireplace as a central focal point of the room.

The kitchen enjoys views over the garden and is well-fitted with fully integrated appliances.

The bedroom is a generous double room with built-in double mirrored wardrobe.

The shower room has a large shower cubicle with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

There is a large and useful storage/airing cupboard in the entrance hall.

The apartment enjoys an enviable position overlooking the beautifully landscaped and well-maintained communal garden which is equipped with table and chairs so that owners can enjoy an afternoon spent in the sunshine.

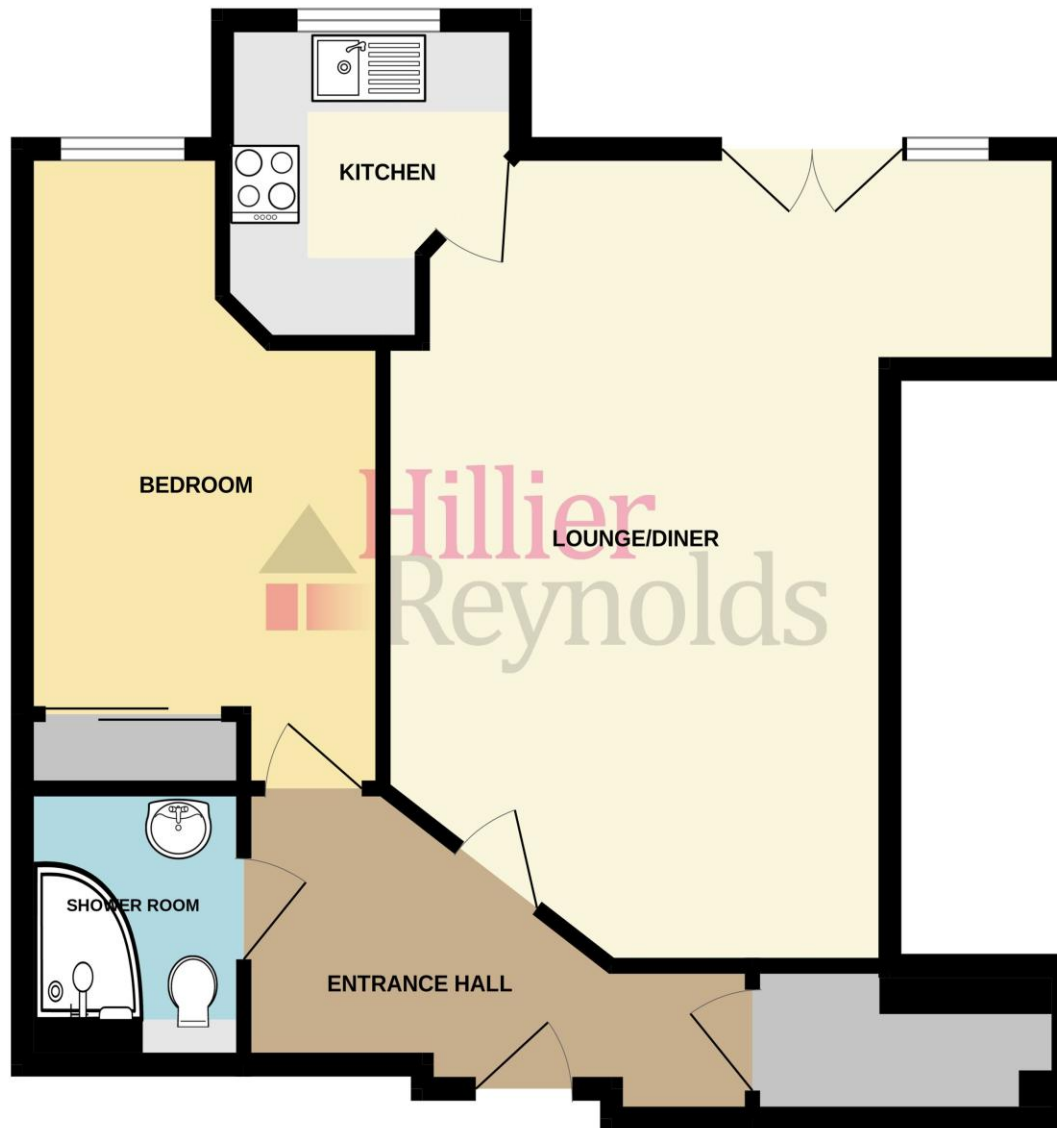
The Lodge manager is available five days a week to provide owners with support. There are regular events in the Owners' Lounge from coffee mornings to film nights. So that friends and family can visit, there is a well-equipped Guest Suite available. Prices are available from the Lodge Manager .

Please note that Kings Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

This apartment is offered for sale with NO ONWARD CHAIN.

**AGENTS NOTE:** In accordance with the Estate Agents Act of 1979 we hereby declare that the owner of this home has an association with Hillier Reynolds Ltd. Further details are available upon request.

GROUND FLOOR  
53.8 sq.m. (579 sq.ft.) approx.



TOTAL FLOOR AREA : 53.8 sq.m. (579 sq.ft.) 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 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.  
Made with Metropix ©2025

## ACCOMMODATION

### Entrance Hallway

### Lounge

14'11" (4.55m) x 10'11" (3.33m)

### Dining Area

14'0" (4.27m) 5'5" (1.65m)

### Kitchen

8'0" (2.44m) x 7'8" (2.34m)

### Bedroom

13'8" (4.17m) x 9'4" (2.84m) reducing to 5'2" (1.57m)

### Shower Room

### Walk in Storage Cupboard

### Outside

Communal landscaped garden.





## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
Not energy efficient - higher running costs		

## Route to View

The property can be found in King Street opposite Boots. There is a Pay and Display car park next door to Kings Lodge.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.



