



Asking Price £299,995 Leasehold

2 Bedroom, Apartment - Retirement

52, Kings Lodge 71 King Street, Maidstone, Kent, ME14 1BG

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Churchill
Sales & Lettings
Retirement Property Specialists

Kings Lodge

Situated on the high street in the town of Maidstone, Kings Lodge is a stylish development of 53 one and two bedroom retirement apartments. It's vibrant centre also accommodates various eateries, serving both locally sourced produce and cuisine from further afield. With such a wide selection, whether you fancy traditional afternoon tea or champagne by the river, Maidstone offers a range to satisfy all tastes.

Maidstone offers multiple transport links. Maidstone East train station provides services to London and Ashford. In addition there are close motorway links and nearby access to the Channel Tunnel, allowing for the gateway to Europe. From sport and leisure to walks, shopping and cultural experiences, Maidstone has something to suit everybody.

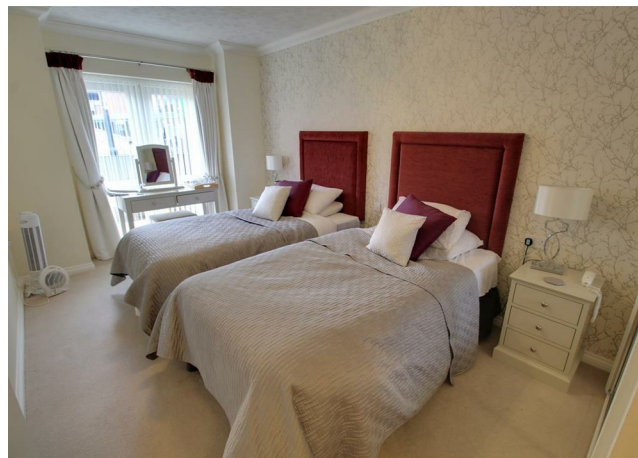
The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Kings Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Kings Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

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



Property Overview

BEAUTIFUL apartment in stunning retirement development...

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom third floor apartment. The property offers well proportioned accommodation throughout with lovely views of the communal gardens and is presented in fantastic order.

The Lounge is a good-sized room which has ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround.

The Kitchen, which is accessed via the Lounge, offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4-ring electric hob, fridge and freezer.

Bedroom one is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required.

Bedroom two is another good-sized room which could be used as a separate dining room, hobby room or study.

The Shower room offers a curved glass shower cubicle with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this lovely apartment are two useful storage cupboards located in the hallway along with an airing cupboard.

Call us today to book your viewing at Kings Lodge!



Features

- Beautiful two bedroom third floor retirement apartment
- No Forward Chain
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Guest Suite for visitors & use of over 150 guest suites in Retirement lodges across the country
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lovely landscaped gardens
- Air Source Heat Pump powered efficient heating
- Lodge Manager available 5 days a week



Key Information

Service Charge (year ending 31st May 2025):
£5,432.59 per annum.

Ground Rent: £886.90 per annum. To be reviewed
1st December 2024.

Council Tax: Band D

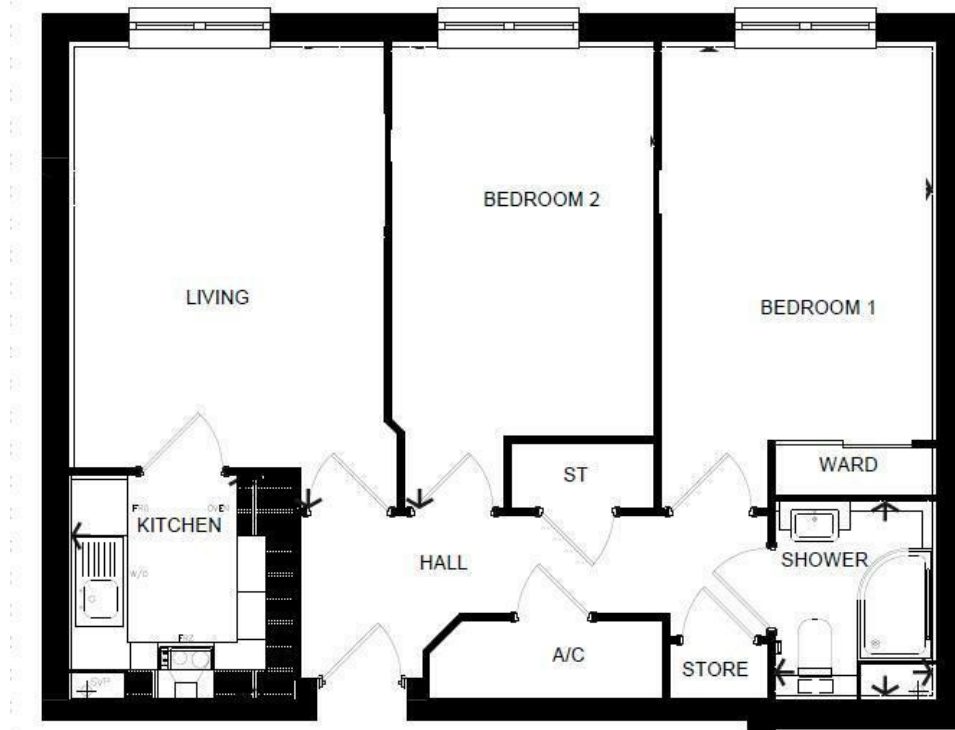
125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



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|-------------|-------|--------------------|--------|-------------------|
| Living | Width | 10'-11" [3320] max | Length | 16'-2" [4935] max |
| Kitchen | Width | 7'-10" [2380] max | Length | 7'-10" [2380] max |
| Shower Room | Width | 5'-6" [1685] max | Length | 6'-9" [2070] max |
| Bedroom 1 | Width | 9'-6" [2900] max | Length | 16'-2" [4935] max |
| Bedroom 2 | Width | 9'-2" [2800] max | Length | 16'-2" [4935] max |

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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