



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**Barden Court, St. Lukes Avenue**

Maidstone, Kent, ME14 5AP

**Price £220,000**

# Barden Court, St. Lukes Avenue

Maidstone, Kent, ME14 5AP

## Key Features

- Two Bedroom Apartment
- Over 60's Only
- Well Maintained Communal Gardens
- Ground Floor
- Residents Parking Available
- Residents Lounge

## Description

Barden Court is a secluded retirement development by McCarthy Stone, built in the mid 1990s. Barden Court is for the over 60's only and benefits from well maintained communal gardens, on site parking for residents, a residents lounge, guest suite and 24 hour Bristol emergency call system.

This spacious two bedroom ground floor apartment comprises a modern fitted kitchen with integrated appliances, living room with a door opening to the landscaped communal gardens, two double bedrooms and modern bathroom with double walk in shower.

Lease of 97 Years Remaining  
Ground Rent: £239.20 per annum  
Service Charge: £2400 every 6 months



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## Location

Barden Court is situated in Maidstone Town Centre, known for its convenience and extensive range of restaurants, shopping facilities and eateries. You'll also find a range of local amenities and parks within easy reach.

Commuters will appreciate the excellent transport links, with Maidstone East and Maidstone West train stations nearby, providing direct routes to London and the coast.

■ Council Tax Band D

■ EPC Rating TBC

■ Maidstone Borough Council

■ For Broadband Speed Refer to <https://checker.ofcom.org.uk/>

For all Viewings and Enquiries contact:



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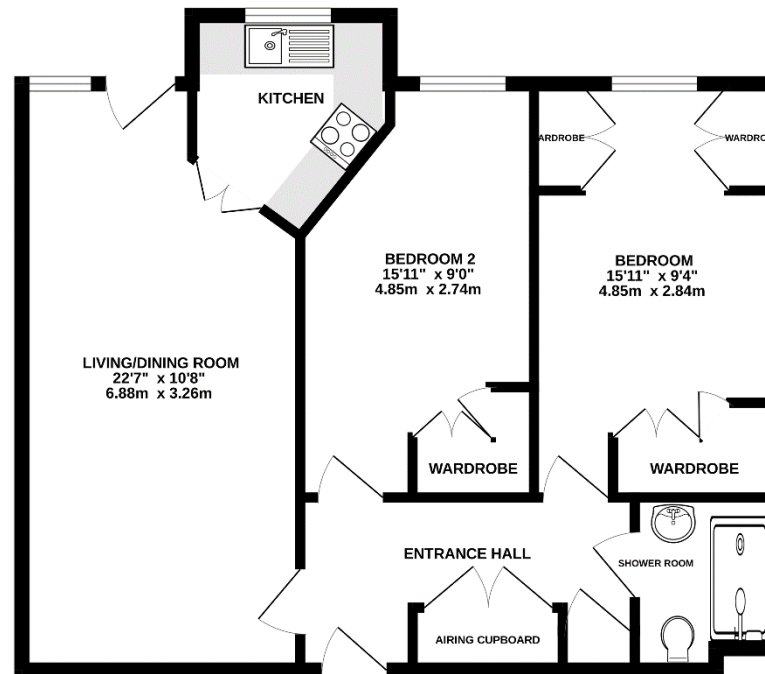
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# Floorplan and Dimensions

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 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 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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