



Modern One Bedroom Ground Floor Flat in the Heart of Maidstone

This modern ground floor flat sits in the heart of Maidstone. It is offered as a shared ownership property (50% share). Full market value £150,000. The open plan kitchen-living room is bright and airy. The fitted kitchen has a full height fridge freezer and washing machine. The master bedroom has a fitted wardrobe, and there is a modern family bathroom. Double glazing throughout, electric heating, EPC band C. Council tax band C. Walking distance to Maidstone High Street, Maidstone East mainline station and Fremlin Walk shopping centre. Viewing highly recommended.





ACCOMMODATION

Kitchen-Living Room 17' 5" x 16' 2" (5.3m x 4.93m)

The open plan kitchen-living room is bright and airy. There is a TV point, two radiators with thermostatic valves and a double glazed window that overlooks the front of the property.

Fitted Kitchen

The fitted kitchen is well equipped with a one and a half bowl kitchen sink with mixer tap, a washing machine, four ring electric hob, fan oven and a full height fridge freezer.

Family Bathroom 7' 2" x 6' 4" (2.19m x 1.94m)

The modern family bathroom has a full length bath with shower over. There is a WC, a pedestal basin and a heated towel rail. There is a fitted mirror, shaving socket, a frosted double glazed window and an extractor fan.

Master Bedroom 12' 2" x 8' 8" (3.72m x 2.64m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a large fitted wardrobe along one wall and a radiator with thermostatic valve.

EPC & Council Tax

Energy Performance Certificate band C. Maidstone council tax band C, £1999.85 for 2024-25.

Lease, Ground Rent & Service Charge

The lease has 109 years remaining. There is no ground rent. The service charge is £130.75 pcm, £1569 pa.

Shared Ownership & Rent

The sale price is for a 50% share in the property. The full market value is therefore £150,000. The rent is £166.18 pcm and is subject to an annual review.

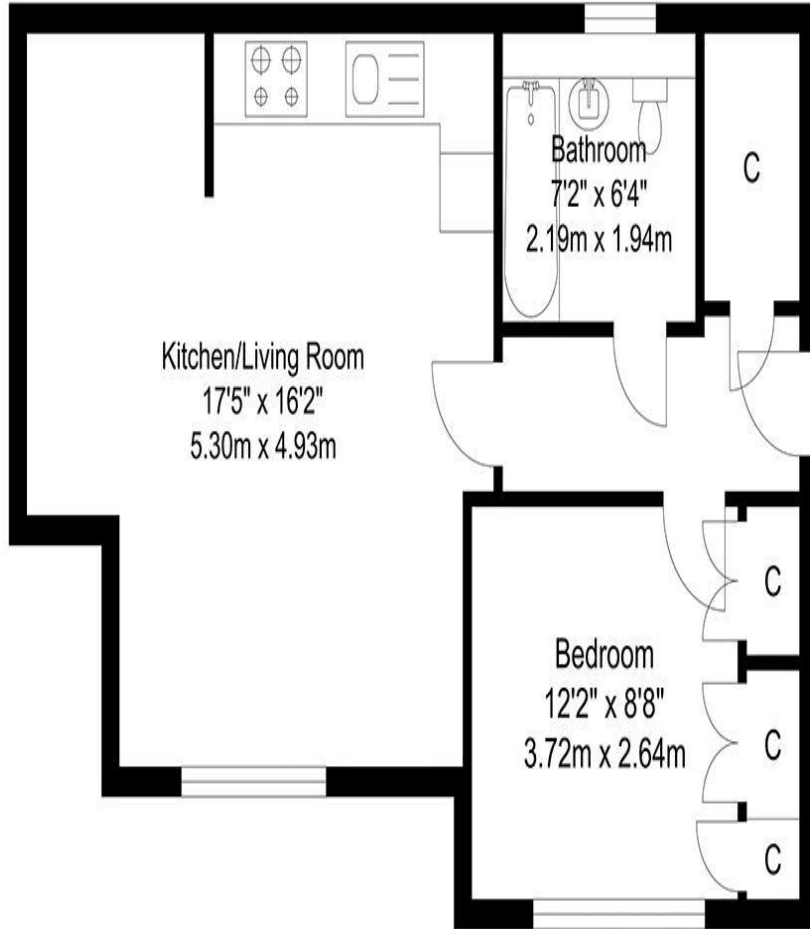
Location

Goring Place sits on Church Street which is a quiet road in the heart of Maidstone. The High Street is a 4 minute walk away. Maidstone East mainline station is a third of a mile, or just over a 5 minute walk. Fremlin Walk shopping centre is also a 5 minutes on foot. Sainsbury's Supermarket is a 3 minute drive.





FLOOR PLAN



Approximate Floor Area
481.90 SQ.FT.
(44.77 SQ.M.)

TOTAL APPROX FLOOR AREA 481.90 SQ.FT. (44.77 SQ. M.)
For Identification Purposes Only.



IMPORTANT NOTICE

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