



Balliol Grove,
Maidstone ME15 9WQ
Offers Over £190,000

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LUXURY GROUND FLOOR APARTMENT -
TWO DOUBLE BEDROOMS - ALLOCATED
PARKING - QUIET DEVELOPMENT -
MODERN FITTED KITCHEN WITH ALL OF
THE APPLIANCES -

A modern, two bedroom, ground floor apartment with allocated parking situated in a sought after development set back from the Sutton Road, close to Maidstone and within easy reach of the motorway and public transport links. This luxury apartment is set within a quiet, well looked after development and benefits from a modern kitchen with fitted appliances and ample space throughout.



A more detailed description is as follows:

Introducing this stunning two-bedroom flat, perfectly situated in the heart of Maidstone, offering both comfort and convenience. Whether you're a young professional, a couple starting a family, or someone looking to downsize, this property has everything you need and more!

Open plan Lounge/Diner

Kitchen – modern fitted units with integrated cooker, hob, fridge freezer and washer dryer

Master Bedroom – double bedroom with built-in wardrobes

Bedroom Two - double bedroom

Bathroom – consists of shower over bath, WC and basin

Investors:

Don't miss out on this exceptional investment opportunity in Maidstone! The property is currently let and achievable market rent could reach up to £1150 pcm.

Capital appreciation: With Maidstone's growing popularity and development, expect the value of your investment to appreciate steadily over time, securing your financial future.

Low vacancy rates: Enjoy peace of mind knowing that Maidstone's rental market boasts consistently low vacancy rates, ensuring a steady stream of income for your investment.

Low maintenance: This well-maintained modern flat requires minimal upkeep, saving you time and money on repairs and renovations.

Future development opportunities: Explore the potential for future development or renovation to further enhance the value of your investment and maximize returns.

Additional Information:

Ground Rent: £336.92

Maintenance: £1319.56

Electric central heating

Double glazed

Allocated parking and ample visitors parking

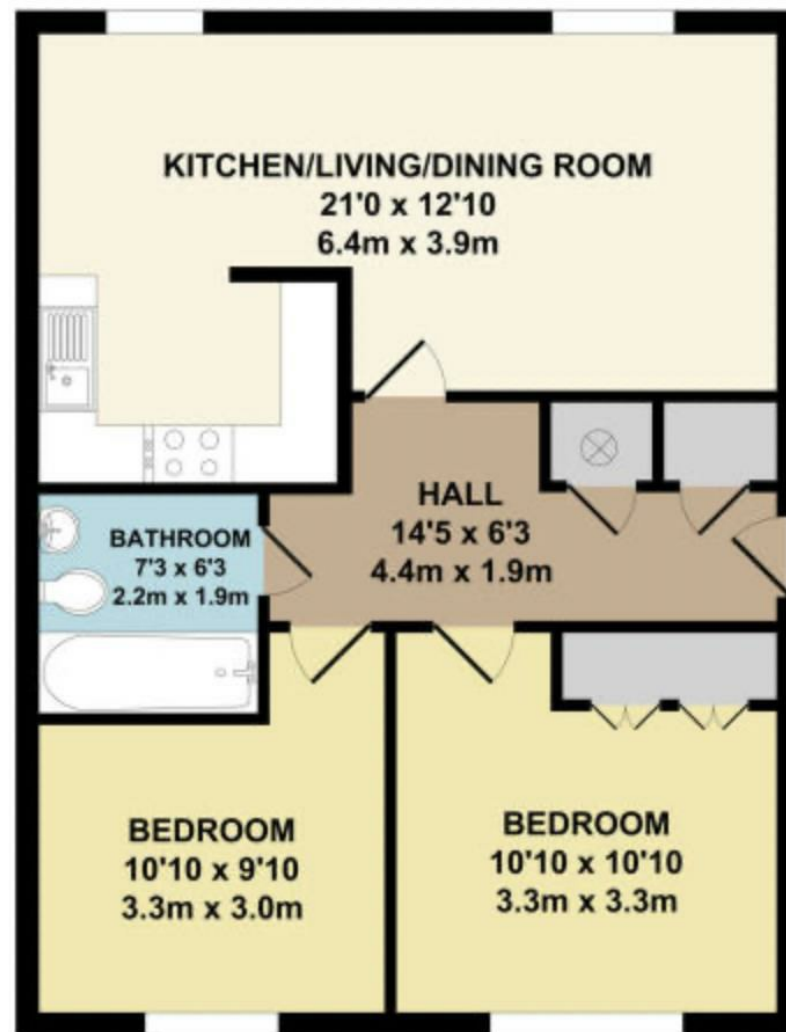
Council Tax Band - C

Location:

Balliol Grove is situated in an excellent location just 3.2 miles from Maidstone East station and the High Street, with its wide range of shops, bars and restaurants. Maidstone is the county town of Kent and is perfectly situated in the heart of the county for easy access to London, the Kent coast, and beautiful countryside. It is a great place to live with leisure, shopping and entertainment all on the doorstep. It boasts excellent schools and good road and rail links. London is just an hour commute away while Ashford is 30 minutes. The town is ranked in the top five shopping centres in the south east and offers a wide range of leisure activities for all the family from canoeing and boating on the River Medway, great dining, a multiplex cinema, the Hazlitt Theatre, clubs and music venues in town, treasures at the Maidstone Museum and history at Leeds Castle.







APPROX. FLOOR AREA
586 SQ.FT.
(54.40 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
01622 763322
enquiries@thecolesgroup.co.uk

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Location Map

