



Barden Court

St. Lukes Avenue, Maidstone, £150,000 ME14 5AP



Hunters are pleased to offer this well maintained 1st floor apartment in this popular, charming McCarthy and stone development for residents aged 60+

Barden court offers a spacious friendly communal lounge with kitchen area, a laundry, communal gardens, residents parking and an onsite manager .

On arrival at the entrance foyer, you'll find the onsite managers office, access to the communal laundry room and a guest suite that can be booked for your nearest and dearest!

A lift takes you up to the 1st and 2nd floors, as well as doors to a staircase.

This light and airy apartment has an entrance hall with a spacious storage cupboard, off of the hallway is the lounge over looking the gardens, double doors lead into a modern fitted kitchen, complete with an integrated electric fan oven, grill, electric hob, fridge freezer and washing machine.

You'll also find a large cupboard housing the water tank and shelving. The bathroom comprises of a corner bath with shower over, a hand wash basin set in a vanity unit with mirrored wall units over and an extractor fan.

Across the hall is a double bedroom with a large window and a nice view of the garden.

The property is short walk from Maidstone town centre and local schools with local amenities such as; Fremlin Walk shopping centre, supermarkets, shops, bars, restaurants, coffee houses, gymnasiums and the cinema. Maidstone also has Mote Park spanning over 180 hectares, the park is freely accessible to the public and is an ideal location for the whole family. You'll find easy access to London and the coast via train or motorway with Maidstone East and West train station.

Keys are held for immediate viewings!

All mains services are connected, but none have been tested by the agent.

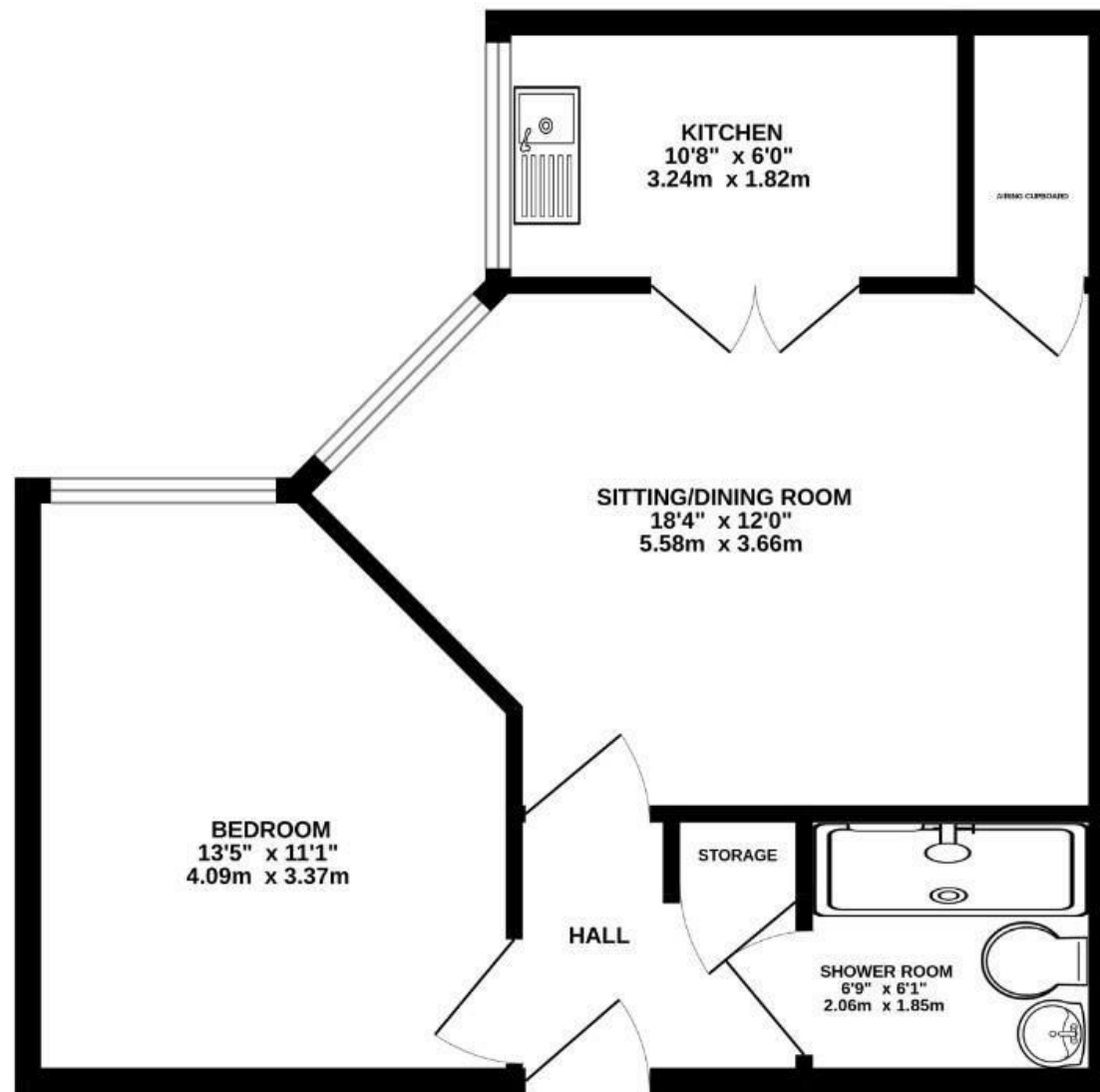
Flood Risk: Very low each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed – 16mbBasic 80mbSuperfast 330mbUltrafast

Years Remaining 97 years
Service charge £3287.52
Annual ground rent £514.14



GROUND FLOOR



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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Tenure: Leasehold
Council Tax Band: D

- Warden assisted retirement apartment
- First floor accommodation.
- Residential parking
- Modern fitted kitchen
- Close to town center
- Shared gardens
- Communal lounge and laundry.
- Emergency cords to each room
- Vacant possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.