





# Sandlewood Court, Maidstone, £160,000 ME16 0ZG



Welcome to Sandlewood Court in Maidstone! This charming flat is a perfect blend of convenience and style offering a cosy retreat in a prime location. As you step into this modern property, you are greeted by a spacious hallway leading off to a spacious open plan kitchen/ lounge., ideal for entertaining guests or simply unwinding after a long day.

With two inviting bedrooms, there is plenty of space for a small family. The bathroom is well-appointed, its in need of some cosmetic attention, it is however, spacious. The property's purpose-built design, ensures a seamless flow between the fitted kitchen and living space, creating a homely atmosphere that is both welcoming and practical.

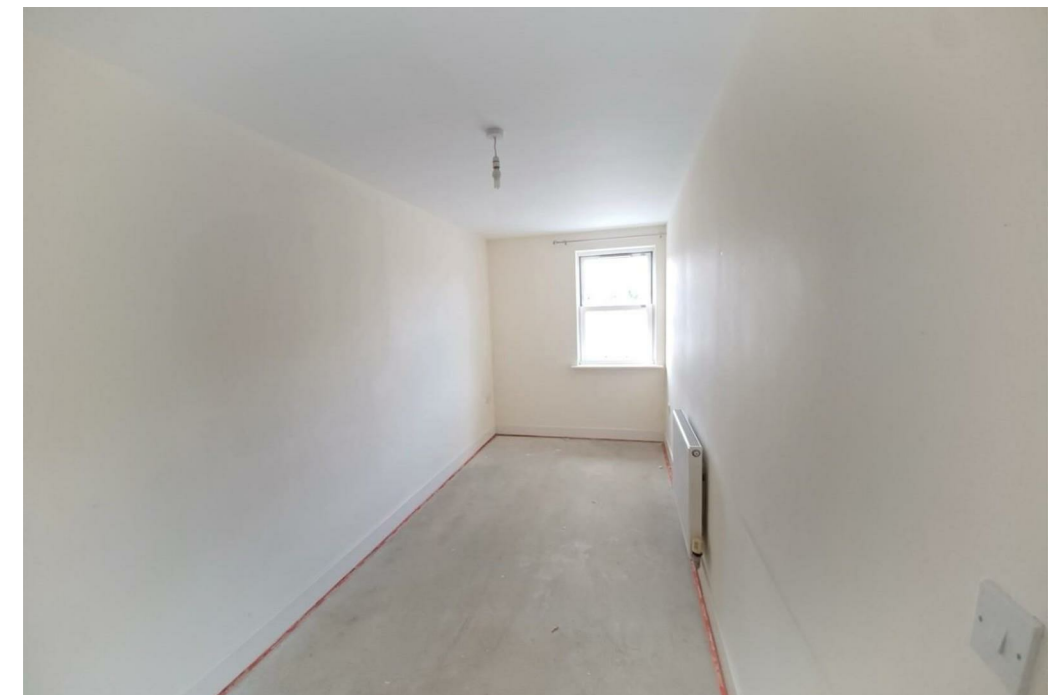
This flat offers a generous amount of space to personalise and make your own. The property, built between 2000-2009, combines modern amenities with a touch of character, also being vacant possession makes it a truly special find, so close to Maidstone hospital.

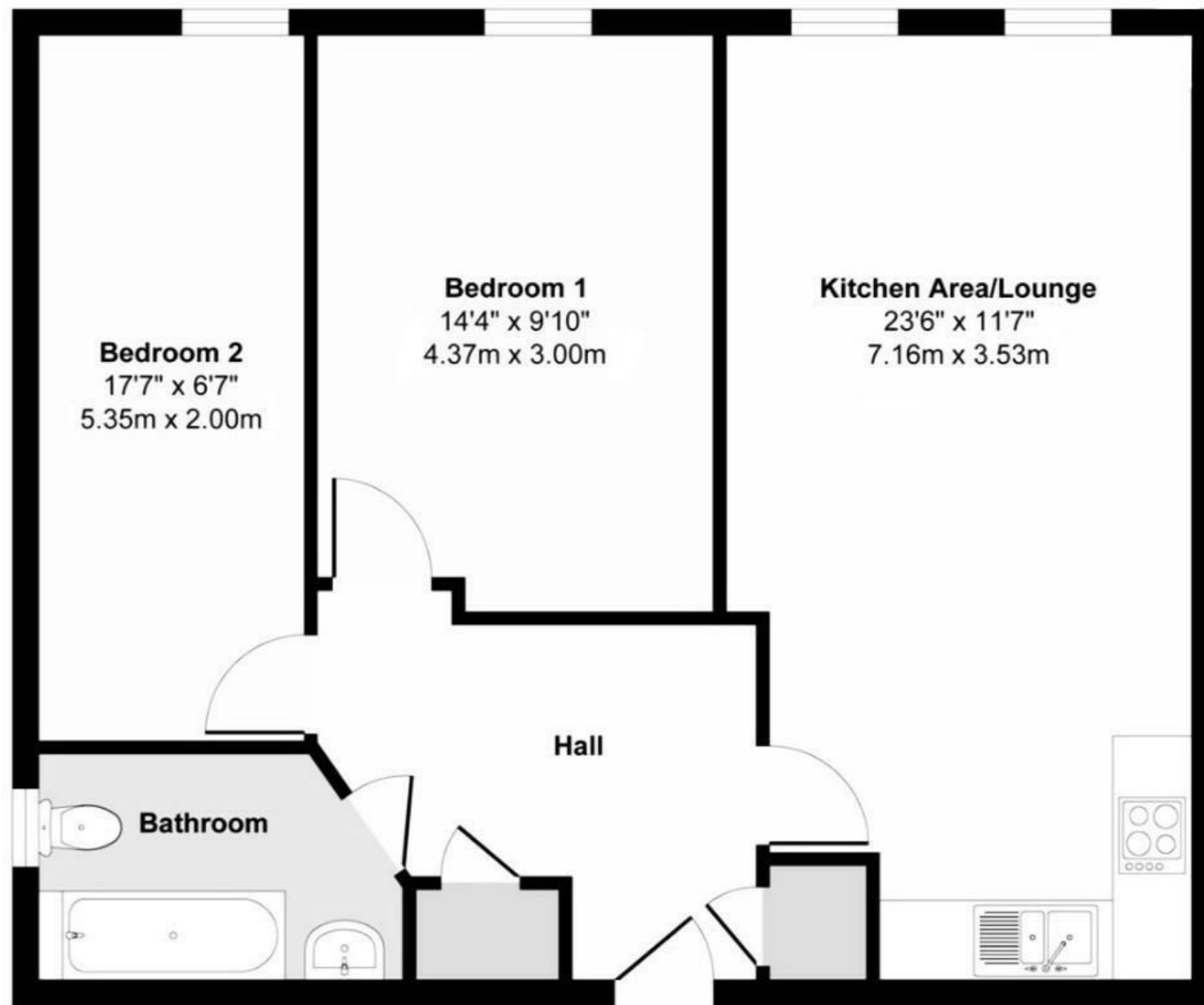
Don't miss the opportunity to make this flat your new home. Whether you are looking to settle down or invest in a promising property, Sandlewood Court has all the makings of a wonderful abode. Book a viewing today and step into your next chapter in this lovely flat!

Situated in a desirable location, the property enjoys the benefits from being within easy reach of local amenities, schools, and transport links including Barming train station.

Services: Electric heating, mains drainage and mains electricity.  
Flood Risk Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)  
Broadband speed- Ultrafast max download 9000 Mbps -  
Superfast max download 9000 Mbps

Lease term - 125 Years Remaining -108  
Annual Ground Rent - TBC  
Annual Service Charge - £3,579.60 (£298.30 per month)





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 of efficiency can be given.

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Tenure: Leasehold  
Council Tax Band: C

- Modern purpose built apartment.
- 2 Bedrooms.
- In need of some cosmetic attention.
- End of chain
- Keys held for immediate viewings.
- Close proximity to Maidstone hospital.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.