

## Wallis place, Hart street, Maidstone, Kent, ME16 8FD

- Chain free
- Gated secure complex with Elevator
- Ensuite to master bedroom
- Close to town centre
- Lounge/Diner
- Parking space for 2 cars
- Balcony with Stunning river views
- Family bathroom
- Gas fired central heating
- 2 Double bedrooms

**£245,000**





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Nestled in the charming area of Wallis Place, Hart street, Maidstone, this delightful apartment offers a perfect blend of modern living and convenience. This property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious hallway leading into the lounge/diner, ideal for entertaining guests or enjoying quiet evenings at home. The apartment features two well-appointed bedrooms, each designed to provide comfort and tranquillity. The master bedroom includes an en-suite bathroom, ensuring privacy and convenience for its occupants and sliding fitted wardrobes.

One of the standout features of this property is the generously sized fitted kitchen, which comprises of a great range of wall and base units along with integrated appliances, it also benefits from gas fired central heating, via radiators in every room.

The lounge/diner opens up onto the balcony, which offers stunning side and front river views, as far as the eye can see, perfect for enjoying a morning coffee or unwinding after a long day. The Family bathroom adds to the practicality of the home, making it suitable for families or those who enjoy having extra space.

Outside, this secure gated complex offers parking for 2 cars and an elevator in the building.

Location is key, and this apartment is conveniently situated close to the town centre, providing easy access to a variety of shops, restaurants, and local amenities. Whether you are looking for a peaceful retreat or a vibrant community atmosphere, this property caters to all lifestyles.

In summary, this apartment on Hart Street is an excellent opportunity for anyone seeking a modern home with beautiful views and a prime location. Do not miss the chance to make this wonderful property your home.

Lease Term- 999 Years Remaining -979

Annual Ground Rent - £225.00 Annual Service Charge - £950.00

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

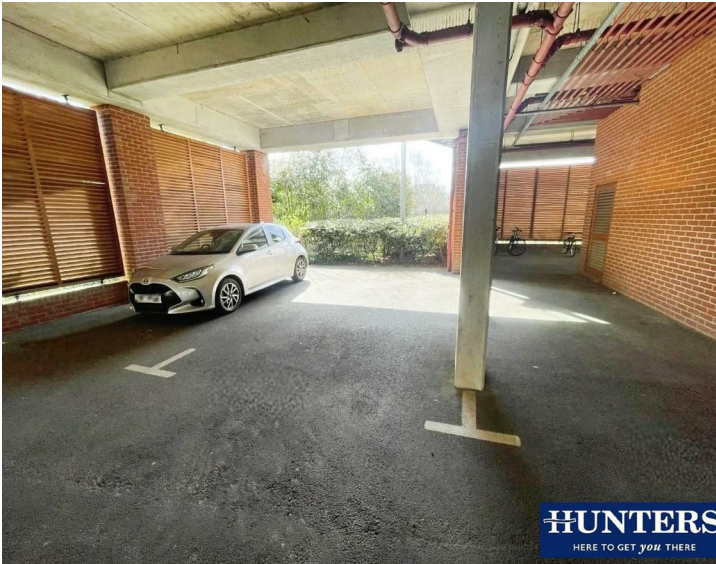
Services: Gas fired central heating, mains drainage and mains electricity.

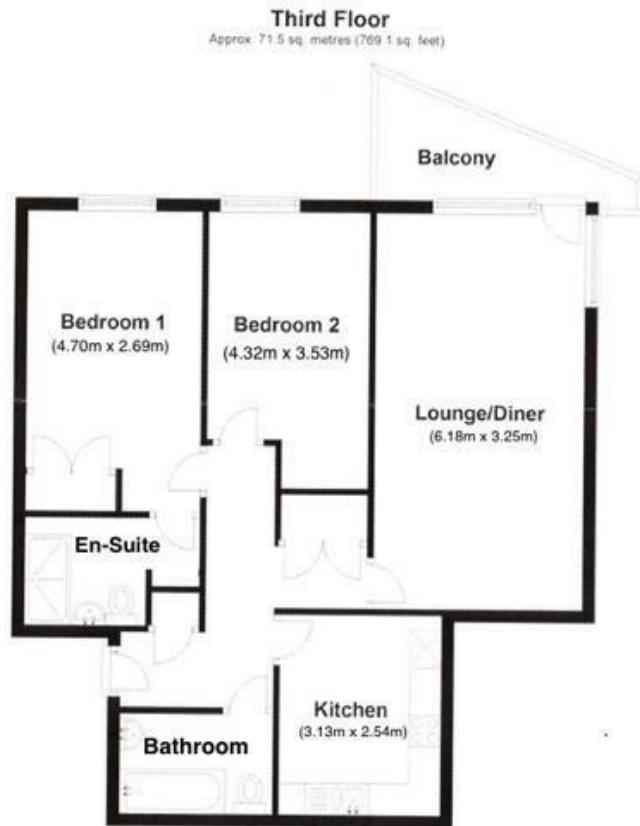
Average Broadband Speed: Superfast 76mb Ultrafast 1000mb





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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. Made with Metropix ©2025

### Viewings

Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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>		
Not energy efficient - higher running costs		
<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.