



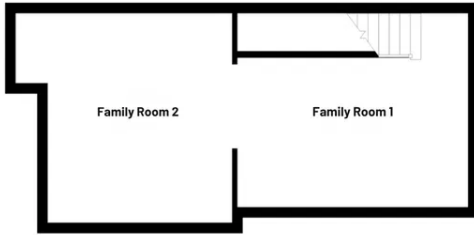
Thornhill Mews, Cross Street, Maidstone

Guide Price £280,000 - £300,000

3 Thornhill Mews, Cross Street, Maidstone, ME14 2SP

TOTAL FLOOR AREA: 1227 sq.ft. (114 sq.m.) approx.

Lower Ground Floor
Approx. 31.1 sq. metres (334.2 sq. feet)



Ground Floor
Approx. 36.4 sq. metres (391.4 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.7 sq. feet)



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 guarantees can be given.

Tenure: Freehold | **Property Type:** End of Terrace House | **Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 2

Welcome to the market, a two-bedroom end-of-terraced converted Public House benefitting from allocated parking; a double basement; and a modern-fitted kitchen and bathroom.

- Allocated Parking
- Full Of Character And Charm
- A Perfect First-Buy Or Investment Purchase
- Double Basement Creating Two Family Rooms
- Close To Amenities, Rail Station & High Street
- Modern Kitchen & Bathroom
- Plenty Of Storage
- Freehold With No Service Charges (please confirm via solicitors)

Room dimensions: Total: 1227 Square Feet (114m²)

Entrance Hall | Lounge - 4.42m x 4.17m (14'6 x 13'8)

Modern Kitchen - 3.66m x 2.01m (12' x 6'7)

Reception Area One - 4.37m x 3.68m (14'4 x 12'1)

Reception Area Two - 4.17m x 3.78m (13'8 x 12'5)

Bedroom One - 4.37m x 3.07m (14'4 x 10'1)

Bedroom Two - 4.32m x 3.28m (14'2 x 10'9) | Bathroom



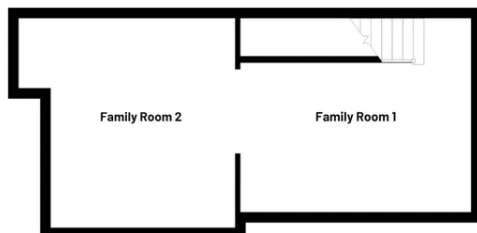
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Thornhill Mews, formerly a public house & more recently offices, was converted in 2005/2006 to create this fantastic character home. With accommodation arranged over three floors, this home offers versatile living across 1200 Square Feet. On entry, the ground floor offers a bright and airy hallway leading to a spacious living room (with high ceilings & a feature fireplace) and a modern kitchen. Leading downstairs there is a double basement spanning the width of the home; and rising to the first floor is a modern bathroom and two double bedrooms. Both bedrooms are both dual-aspect and with fitted wardrobes. Externally there is allocated parking for one vehicle. Agents Note: This is a freehold property, with no garden and no service charges (please confirm via solicitors).

Location: Thornhill Mews in Cross Street, is within easy reach of local amenities and rail links. The area is popular with first-time buyers, investors and downsizers alike. Maidstone East Rail Station is 0.5 miles away as is Maidstone High Street: which provides an abundance of amenities including retail outlets, restaurants, cafés, pharmacies and leisure facilities, including the renowned Mote Park. The area is served by several highly-regarded schools. The property is well-positioned for public transport with frequent bus services a short walk away; Maidstone East and West Rail station - either a walk or taxi journey away and offering direct services to London Victoria, Charing Cross, and Ashford International; and in easy access to the A20, A249 and M20 motorway, connecting to London, Ashford, and the wider Kent region.

Disclaimer: We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, parking, ground rents, fittings/contents, rights of way and/or access, permissions for extensions/conversions and, required planning/building regulations. Appliances have not been tested and interested parties may want to have them checked by a professional. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot size. All interested parties should seek the advice of their surveyor in relation to the building structure.

We offer a range of services designed to help with the moving process where we may earn a fee for referring these services. There is no obligation to use any of these services and if you choose to use a service which we recommend, such as a licensed conveyancer or a mortgage broker, then we will disclose to you at that time the fact that a referral arrangement exists and they will advise the amount of any referral fee to be paid to us. Regardless of this arrangement, their services remain wholly independent to you. Please note that AML (anti-money laundering) checks are a legal requirement to proceed with a sale/purchase of a property and these are done through our partnered company Movebutler/lamproperty at a cost of £30 inclusive of VAT per applicant.