



**GLAT 37, GUINEVERE, WATERHOUSE AVENUE, ME14 2FJ** **GUIDE PRICE £210,000 - £220,000** **EPC RATING: B**





**This Immaculate one bed apartment is in a central location with easy access to motorways and train stations. This apartment is complete with high spec integrated appliances from kettle tap to digital bathroom mirrors. Internally the property offers contemporary bathroom, large double bedroom with a double integrated wardrobe, an open plan kitchen diner/living room and a spacious external balcony. The apartment building itself is offers an attractive lobby area and lifts. Being based on the 7th Floor the property offers fantastic views across Maidstone. Externally the property comes with one allocated parking space.**

#### **MATERIAL INFORMATION**

**Leasehold  
994 Years Remaining  
Ground Rent: £300.00 p/a  
Service Charge: £1,546.22 p/a  
Council Tax Band (C)  
EPC Report (B)**



- **THREE YEARS OLD WITH NHBC WARRANTY**
- **ONE DOUBLE BEDROOM**
- **BATHROOM**
- **HIGH SPEC KITCHEN/DINER (WITH INTEGRATED APPLIANCES)**
- **HUGE BALCONY**

- **FANTASTIC VIEWS**
- **7<sup>TH</sup> FLOOR**
- **LIFT AND LOBBY AREA**
- **CENTRAL LOCATION**
- **ONE ALLOCATED PARKING SPACE**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONE@SIMONMILLER.CO.UK