

## 33 Matterdale Gardens

North Street, Barming, Maidstone, Kent, ME16 9HW



**PRICE: Offers in Excess of  
£310,000**

**Lease: 125 years from 1992**

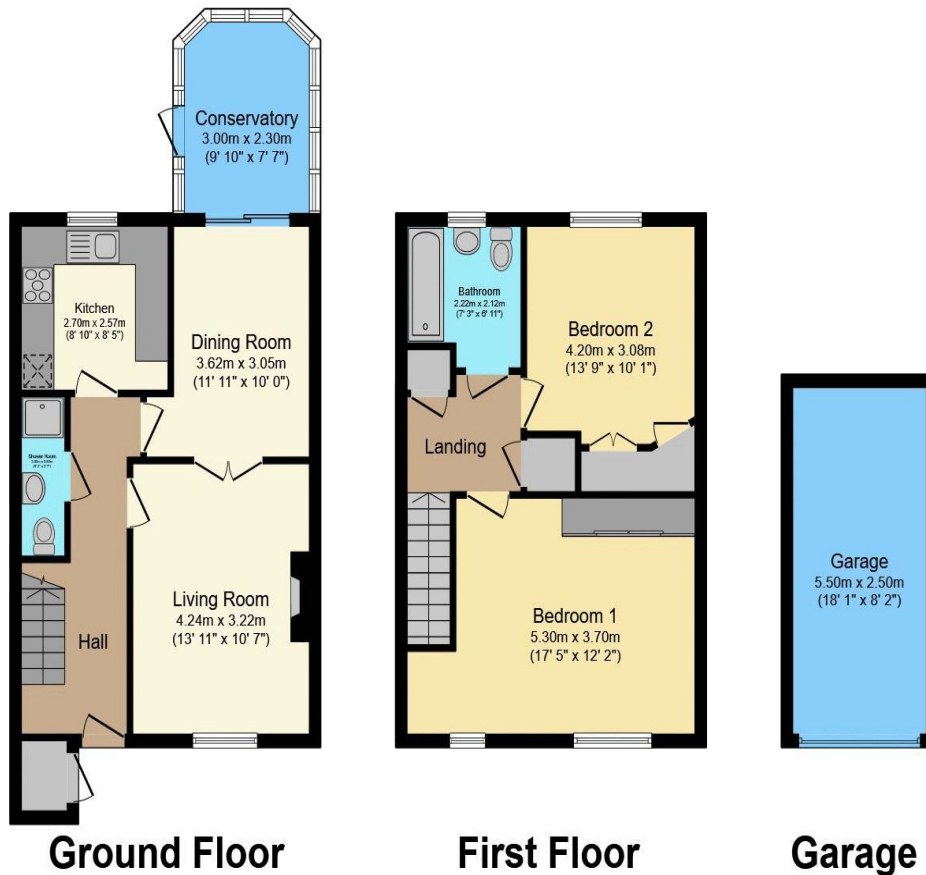
A TWO BEDROOM MID TERRACE RETIREMENT HOUSE WITH CONSERVATORY, GARDEN AND GARAGE EN BLOC Matterdale Gardens was constructed by Saga Builders and comprises 34 retirement bungalows and cottages. The development is situated on the outskirts of Barming, to the West of Maidstone and offers excellent local amenities. There is a Development Manager who may be contacted from within each property in the case of an emergency and when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and bathroom. It is a condition of purchase that residents be of at least state pensionable age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Communal club house with hairdressing salon  
Communal Conservatory  
24 hour Appello emergency call system  
Landscaped Communal Gardens  
Gas fired central heating

Development Manager  
Double glazing  
Fitted intruder alarms  
Lease 125 years from 1992



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



Total floor area 105.9 m<sup>2</sup> (1,140 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**30/9/24**

**Annual Ground Rent:**

**£0.00**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£3,670.99**

**Council Tax Band:**

**E**

**Event Fees:**

**0% Transfer**

**0.25% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.