

## 52 Friars Court

Queen Anne Road, Maidstone, Kent, ME14 1ER



Offers in the region of  
**£150,000**

Lease: 125 years from 1988

### Property Description:

#### **A LARGE TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR**

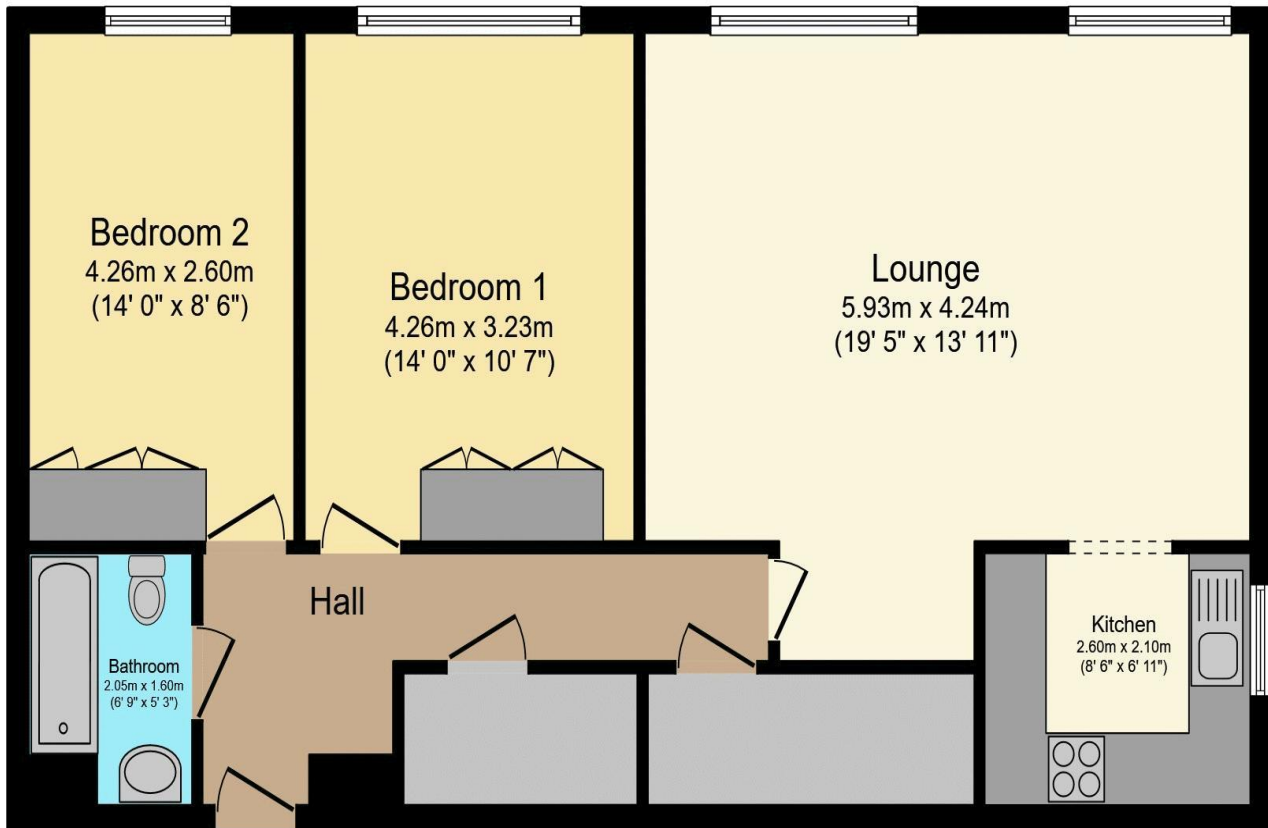
Situated close to Maidstone Town Centre . Friars Court served with a lift. The property includes entrance hall with a walk-in cupboard and a bathroom with shower, 17ft lounge with double glazed windows, leading to a fitted kitchen. there is also a good sized double bedroom with fitted wardrobes. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Residents' lounge
- ❖ Communal Laundry
- ❖ 24 hour emergency Appello call system
- ❖ Lift to all floors

- ❖ 2 Guest Suites
  - ❖ Minimum Age 60
  - ❖ Development Manager
- Lease : 125 years from 1988

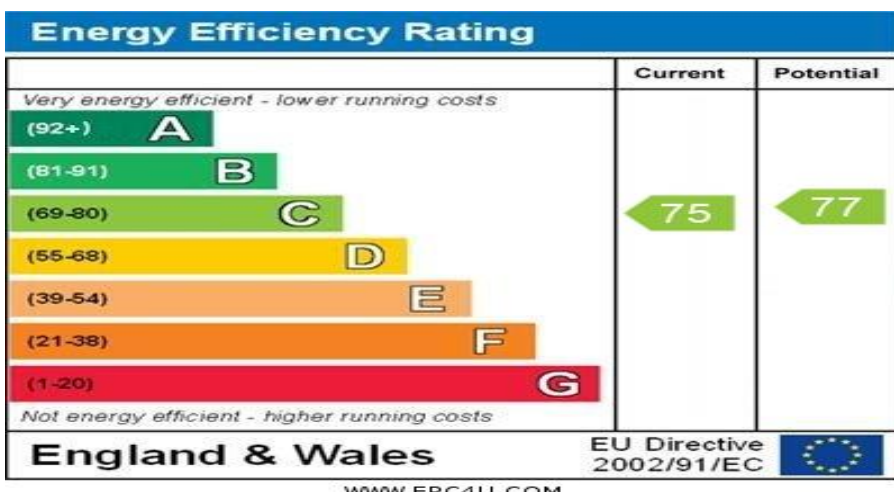


For more details or to make an appointment to view, please contact  
**Mandy Bolwell**



Total floor area 77.0 m<sup>2</sup> (829 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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For Financial Year Ending:

TBC

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£TBC

Council Tax Band:

D

Event Fees:

1% Transfer  
0% 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.