



Castle Road
Allington ME16 0PT
£200,000

KHP
www.khp.me
COUNTRY HOMES

Allington ME16 0PT

Offered for sale CHAIN FREE is this 3 BEDROOM SPLIT LEVEL apartment situated in the ever popular Allington suburb of Maidstone.

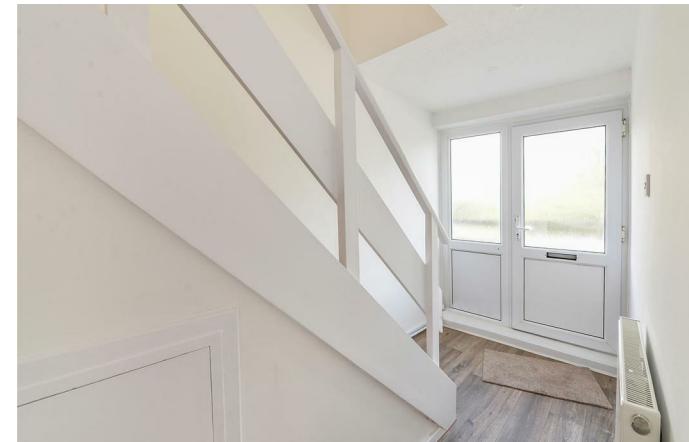
Well presented, this property would suit owner occupiers and investors alike. Located above a popular commercial development which offers excellent local amenities including a chemist, Waitrose, bakers and vets.

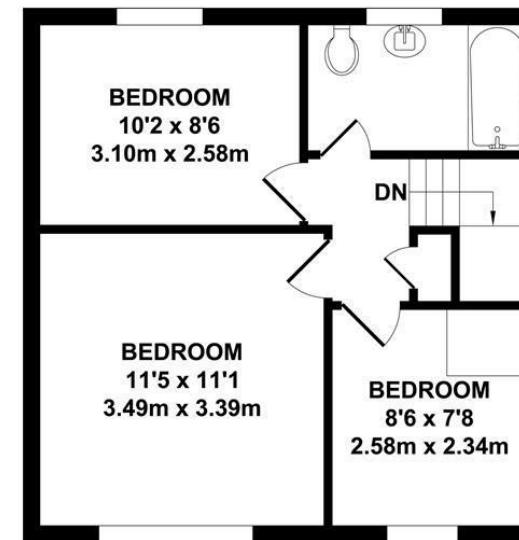
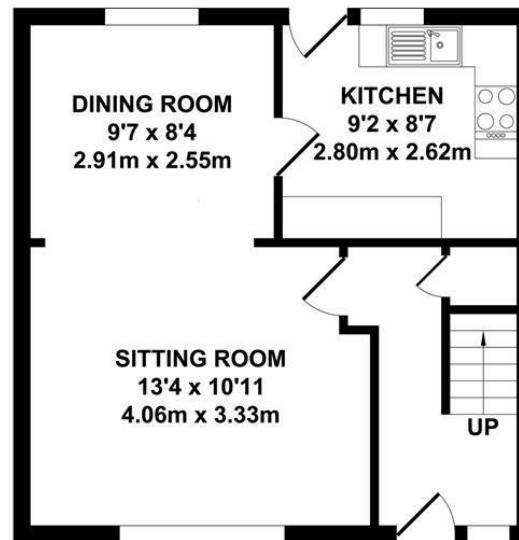
Externally the property features a rear garden area and a parking space is provided.

Photos are for illustrative purposes only.

Viewing is strictly by appointment, call now to arrange your viewing.

- Chain free
- Cash buyers only
- 3 beds
- Parking
- Rear garden
- Convenient for local amenities
- Viewing encouraged
- Popular Location





GROUND FLOOR
APPROX. FLOOR AREA
374 SQ.FT.
(34.74 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
374 SQ.FT.
(34.74 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.48 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	74
EU Directive 2002/91/EC			





Location Map

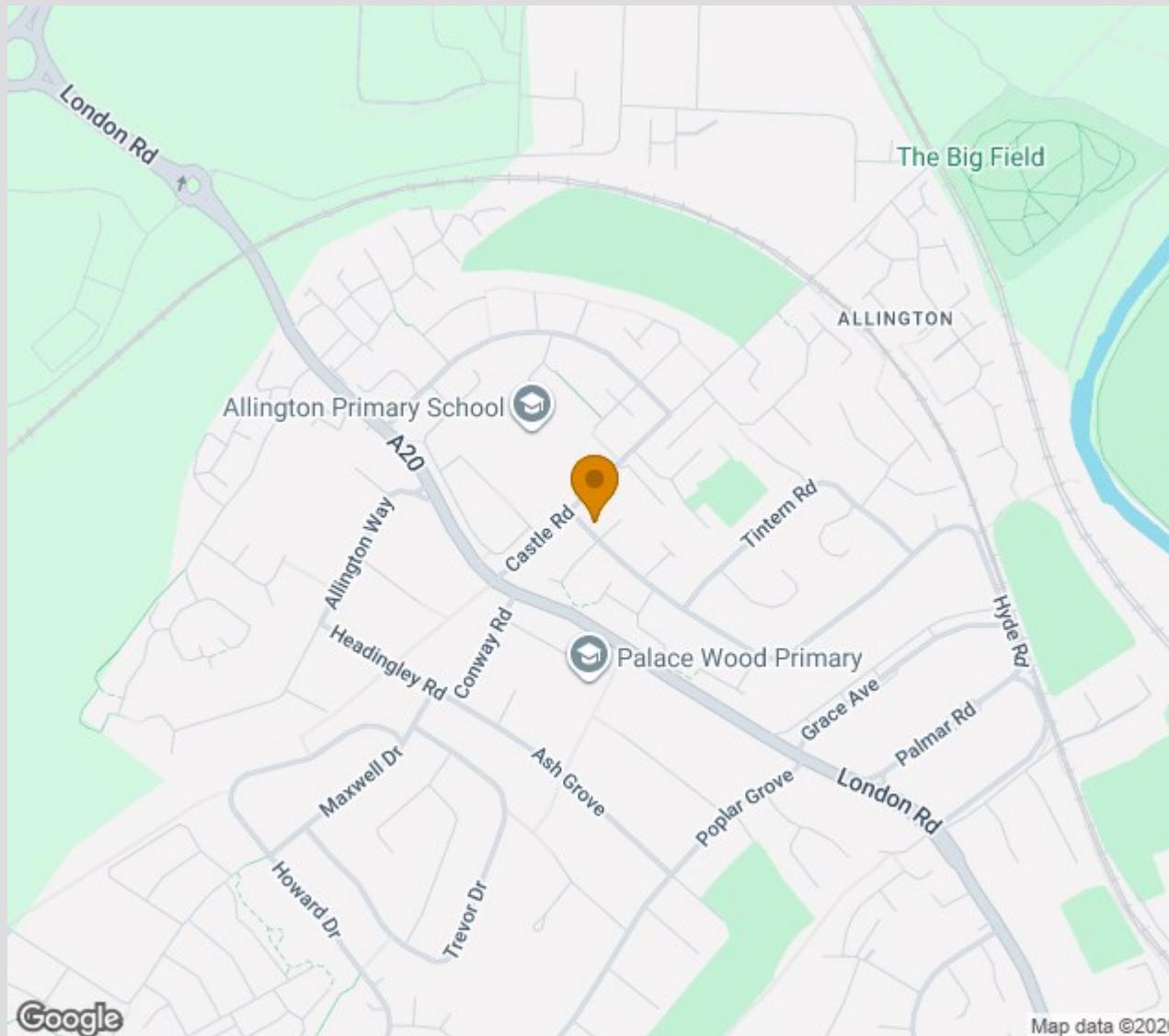
Tenure: Leasehold

Council tax band: B

ADDITIONAL INFORMATION

Council Tax Band B
EPC Rating - D
0.01% of purchase price 250 max p/a
Annual charge - £780.00
125 year lease remaining.
ground rent 0.01% of purchase price
£250 max

Anti Money Laundering Charges
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT:
01622 942 222 countryhomes@khp.me
www.khp.me



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