



**5 St Lukes Court, 50 - 54 Boxley Road, Maidstone, Kent, ME14 2GA**  
**Offers In Excess Of £170,000**



OFFERS IN EXCESS OF £170,000

A well-maintained Two-Bedroom First Floor Apartment with an allocated parking space in a Prime Location

A highly sought-after and well maintained two-bedroom first-floor apartment, conveniently located within walking distance of Maidstone town centre and Maidstone East railway station. The M20 motorway is a short drive to the north. This property is offered with no forward chain, making it an excellent opportunity for both first-time buyers and investors.

Key Features:

Two Bedrooms: Comfortable and well-sized, perfect for a small family or shared living

Bay-Fronted Lounge: A bright and inviting room.



## LOCATION

Situated within walking distance of Maidstone town centre and Maidstone East railway station.

## PROPERTY INFORMATION

5 St Lukes Court offers well planned accommodation and benefits from an allocated parking space

## KEY FEATURES

Well presented

Modern kitchen - with appliances to remain

Telephone entry system

Allocated parking space with further visitors parking available

Ideal first time purchase or buy to let investment

Electric storage heating

No forward chain

## ROOMS:

### FIRST FLOOR:

Entrance Hall

Lounge: 13'6" x 9'5" (4.14m x 2.89m)

Kitchen: 8'5" x 6'5" (2.59m x 1.98m)

Appliances to remain

Bedroom 1: 12'4" x 9'10" (3.78m x 3.02m)

Bedroom 2: 10'2" x 9'5" (3.10m x 2.88m)

Bathroom: 7'1 x 5'10 (2.16m x 1.78m)

## EXTERNALLY:

The property benefits from an allocated parking space, visitors space available and a communal dustbin store.

## LEASE DETAILS


125-year lease granted 1st July 2001. The ground rent is £125 per annum year and increases by £25 increments every 25 years. Service charge - £860 per annum.

## AGENT'S NOTE

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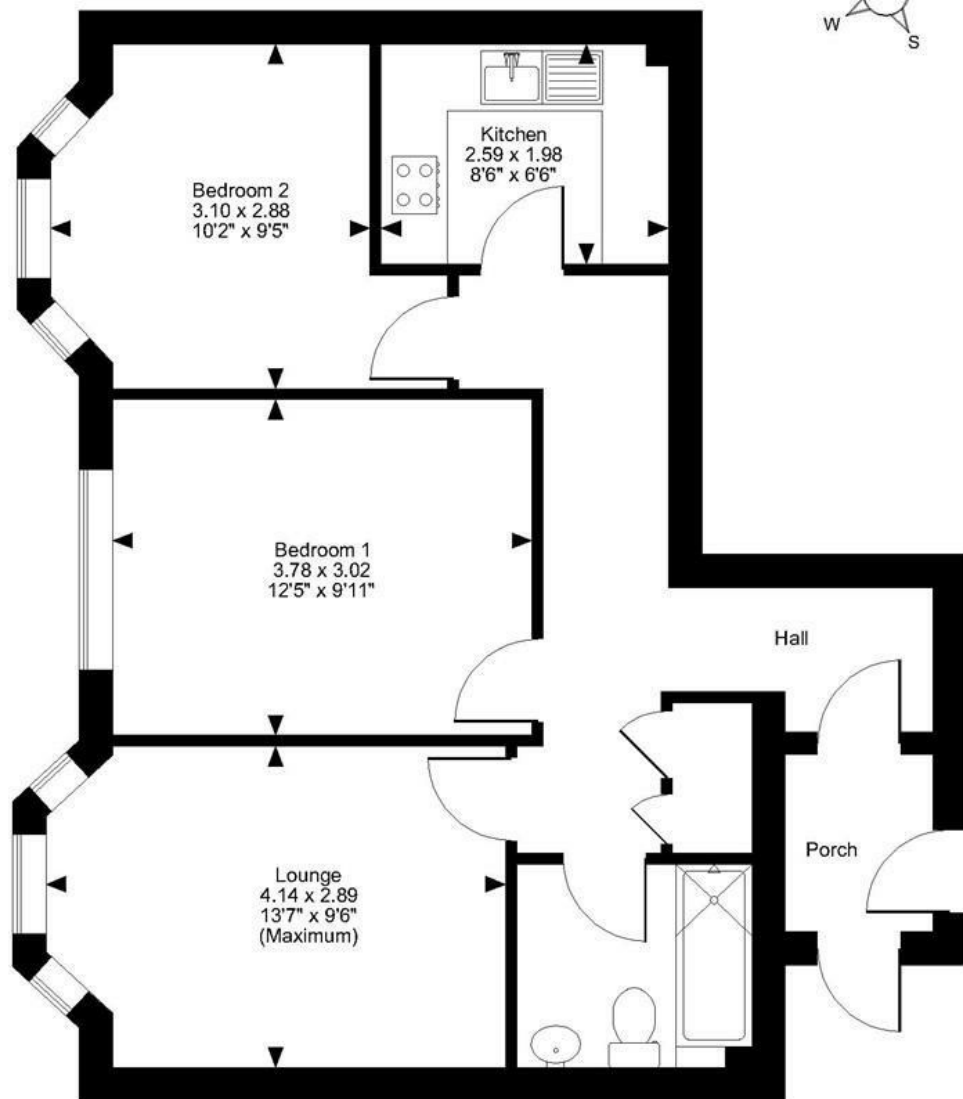
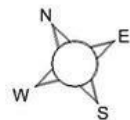
## VIEWING

Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

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

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St. Luke's Court, Boxley Road, Maidstone  
Approximate Gross Internal Area  
608 Sq Ft/57 Sq M



Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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