



Flat 1

College Avenue | Maidstone | ME15 6YJ

£175,000



**LEAFY
ESTATES**

Key features

- Ground floor 1 bedroom apartment
- College Avenue location - cul-de-sac close to river in centre of town
- Allocated parking space
- Small development
- Long lease
- Open plan kitchen/dining area/lounge



Description

We are delighted to bring to market this one bedroom ground floor apartment on College Avenue in the centre of Maidstone.



Directions



We are delighted to bring to market this one bedroom ground floor apartment on College Avenue in the centre of Maidstone.

The accommodation comprises:

Entrance lobby: With laminate floor

Lounge/kitchen/dining room: L-shaped room with kitchen with wall and floor mounted kitchen units with integrated sink, oven, hob, extractor hood and washing machine, laminate floor

Bedroom: Double bedroom with carpet to floor

Bathroom: With shower over bath, part tiled walls, vinyl to floor

The property comes with an allocated parking space in the car park to the rear of the property accessed via an archway.

The property is being offered on the remainder of a 999 year lease from 2017.

We have been advised that the most recent Service Charge is £103 per month and the ground rent is £250 per annum.

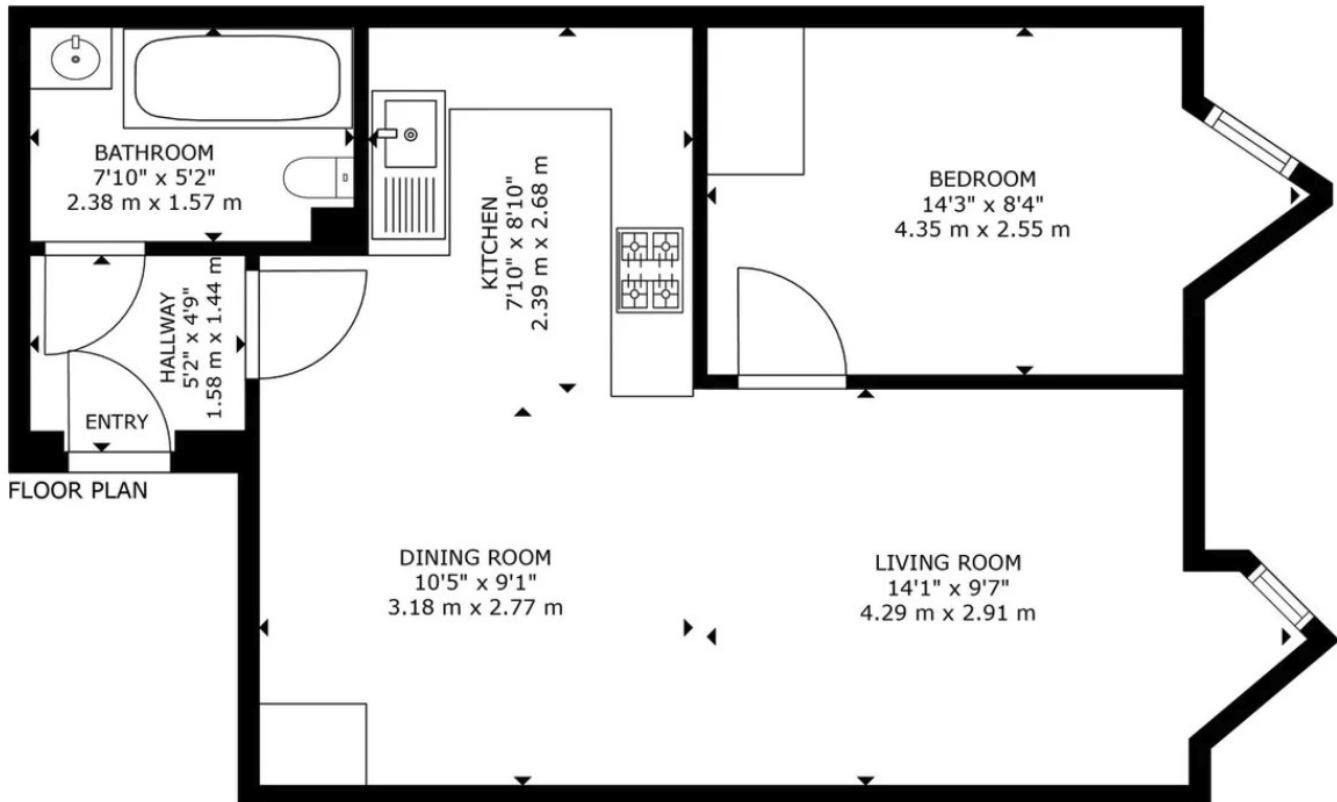
EPC Rating: B

Location

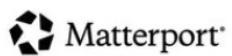
College Avenue is a cul-de-sac in the centre of Maidstone, close to the River Medway and within walking distance of the shops and leisure facilities and Maidstone East and West train stations.



Floor plans



GROSS INTERNAL AREA
FLOOR PLAN 1/1 ft, 44 m²
SIZES AND DIMENSIONS IN METER, ACTUAL MAY VARY.



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		EU Directive 2002/91/EC	

Council Tax Band C EPC Rating B



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