



Flat 62, Ulysses House Rosalind Drive, Maidstone, Kent, ME14 2FL
Price Guide £215,000 - £225,000

PRICE GUIDE £215,000 - £225,000. Elegantly designed and maintained, this stunning one bedroom apartment is located in the highly coveted Springfield Park development constructed by Western Homes. Its open plan design seamlessly connects the lounge diner and kitchen area, featuring quality units and integrated appliances.

The private balcony and floor-to-ceiling windows in the spacious double bedroom provide a view of the Grade II listed Springfield House and landscaped gardens.

The luxurious bathroom features smart fixtures. Added conveniences include a secure entry system, gardens leading to the river Medway and allocated parking facilities.

Benefiting from excellent transport connectivity, there is easy access to the M20 and Maidstone East railway station is a 10 minute walk away, with frequent London services.

The prime location offers both town centre convenience and access to the countryside, striking a great balance of urban and rural living. Contact: PAGE & WELLS King Street office 01622 756703.



LOCATION

This sought after development is within walking distance of Maidstone East railway station and the town centre, which benefits from an extensive range of shopping and educational facilities. There is convenient access onto the M20 via junction 6.

PROPERTY INFORMATION

Built in recent years to an exceptional standard and specification, 62 Ulysses House offers excellent open plan living, with the bonus of a balcony enjoying lovely views.

KEY FEATURES

Luxury bath with digitally controlled smart tap, smart shower and smart bath

Audio/visual entry system

Balcony enjoying views

Superb kitchen with integrated appliances

Balance of NHBC Guarantee

Excellent road and rail links

Allocated parking

ROOMS

Open Plan Lounge/Dining/Kitchen:

Lounge/Dining: 14'4 x 13'9 (4.37m x 4.19m)

Kitchen: 15'3 x 11'8 (4.65m x 3.56m)

Bedroom: 14'1 x 9'11 maximum (4.29m x 3.02m maximum)

Bathroom:

EXTERNALLY:

The development benefits from beautifully landscaped gardens and an allocated space in the gated car park.

LEASE DETAILS:


999-year lease granted in July 2020. Service charge - £674.88 per annum. Ground rent - £300 per annum.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

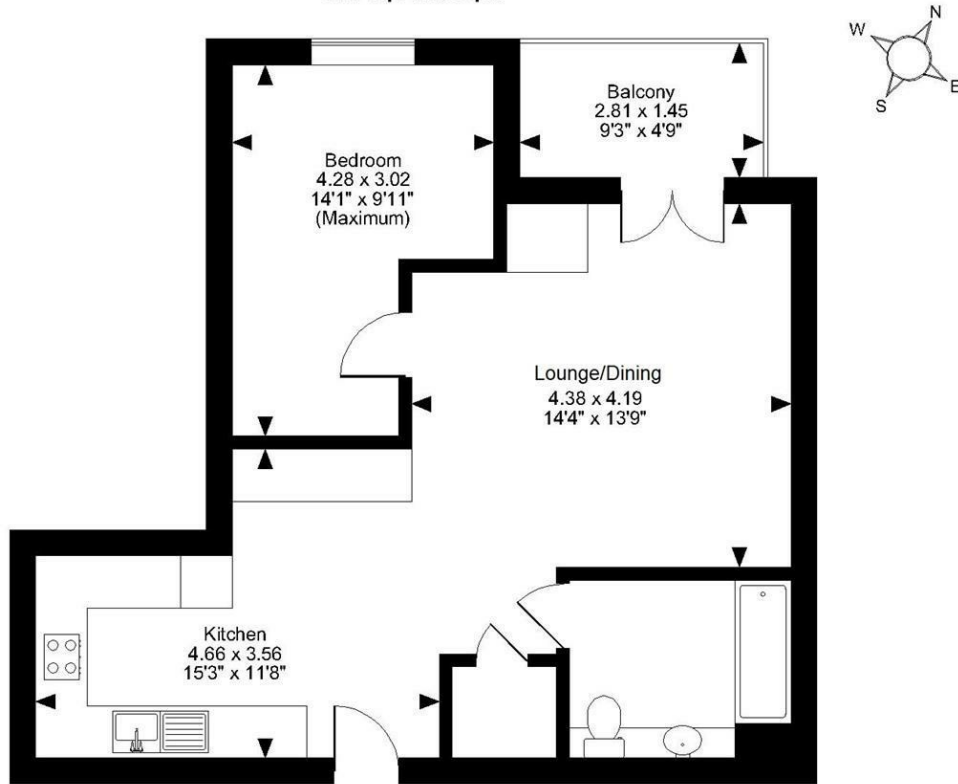
52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Ulysses House, Rosalind Drive, Maidstone, Kent
Approximate Gross Internal Area
550 Sq Ft/51 Sq M



Third Floor

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