



33 Friars Court Queen Anne Road, Maidstone, Kent, ME14 1ER
Price Guide £120,000



PRICE GUIDE : £120,000 - £140,000. ** SPACIOUS TWO BEDROOM RETIREMENT APARTMENT ** NO FORWARD CHAIN ** LOUNGE ** KITCHEN ** WET ROOM ** COMMUNAL GARDENS ** VIEWING HIGHLY RECOMMENDED **

Page & Wells are delighted to bring to market this spacious two bedroom retirement apartment situated in the popular Friars Court development. The complex benefits from a communal lounge, communal laundry facilities and an on-site warden. There are barrier controlled parking facilities on a first come, first served basis and a communal garden for the residents to enjoy. The spacious and well-presented apartment comprises two bedrooms, lounge, kitchen and wet room. The development itself is within easy walking distance of Maidstone town centre, where there is a wide range of shopping, educational and social facilities. Contact: PAGE & WELLS King Street Office on 01622 756703.

EPC Rating: B
Council Tax Band: D
Tenure: Leasehold



ACCOMMODATION

Lounge

Kitchen

Bedroom One

Bedroom Two

Wet Room

CHARGES

We understand that a 125 year lease was granted in 1988.

Current annual service charge: £5,052.90.

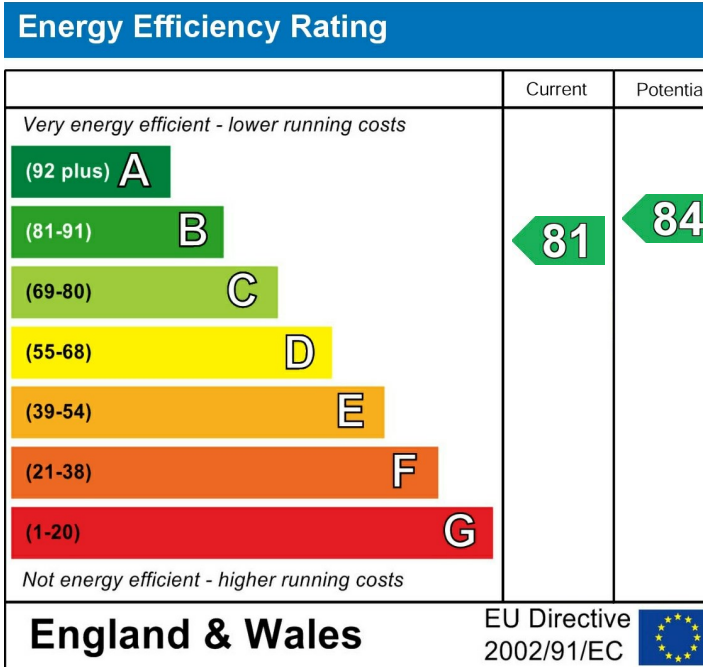
Current annual ground rent: £562.38.

AGENT'S NOTE

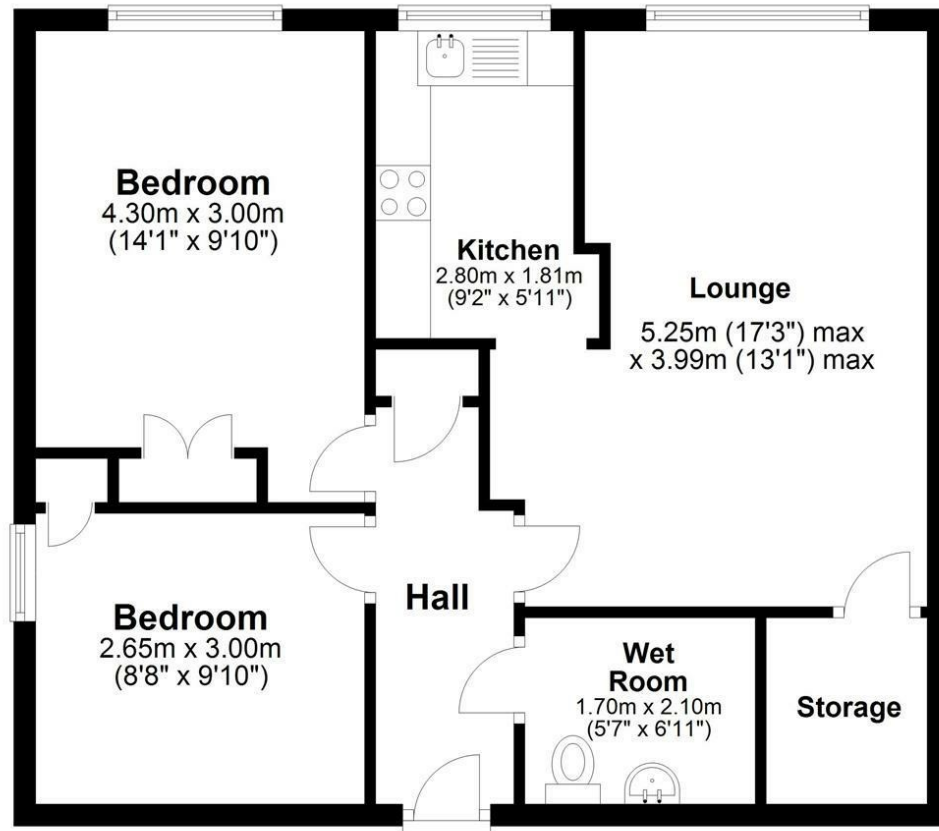
The apartment is subject to an age restriction, the residents must be 60 years or over (partners can be 55 years and above).

VIEWING

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



Second Floor



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

