



40 Friars Court Queen Anne Road, Maidstone, Kent, ME14 1ER
Price £145,000



****SPACIOUS THIRD FLOOR TWO BEDROOM RETIREMENT APARTMENT **NO FORWARD CHAIN **SPACIOUS LOUNGE **KITCHEN **SHOWER ROOM **COMMUNAL GARDENS **VIEWING HIGHLY RECOMMENDED**

Page & Wells are delighted to bring to the market this spacious two bedroom third floor 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 to the residents to enjoy.

The spacious and well presented apartment comprises two bedrooms, lounge, kitchen and shower 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 01622 756703

EPC rating: C
Council tax band: D
Tenure: leasehold



ACCOMMODATION

Lounge: 17'3 max x 13'1 max (5.26m max x 3.99m max)

Kitchen: 9'2 x 5'11 (2.79m x 1.80m)

Bedroom 1: 14'1 x 9'10 (4.29m x 3.00m)

Bedroom 2: 8'8 x 9'10 (2.64m x 3.00m)

Shower Room

LEASEHOLD INFORMATION

125-year lease granted on 1st June 1988. Service charge £5,097 per annum. Ground rent - £553 per annum.

AGENT'S NOTE

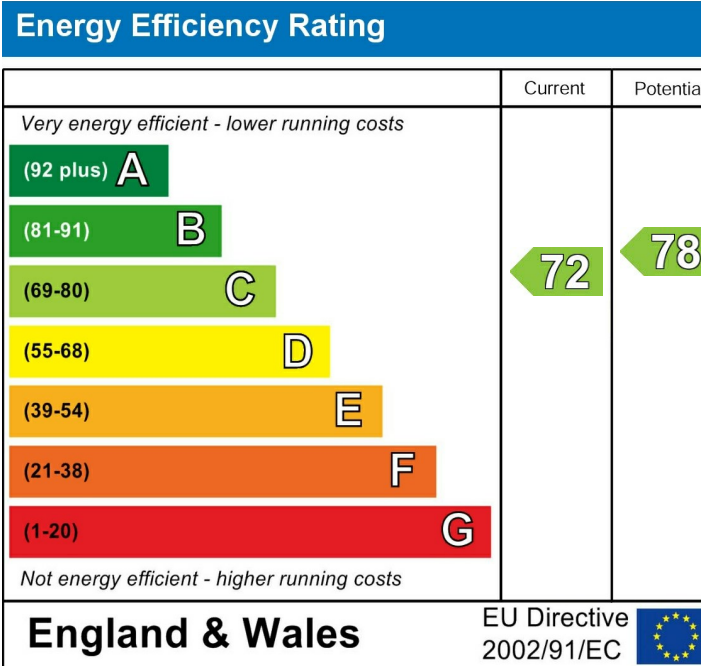
The apartment is subject to an age restriction, the residents must be 60-years or over (partners can be 55-years and above).

VIEWING

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

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

Tel. 01622 756703



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Third Floor

