



**1 Hengist Court Marsham Street, Maidstone, Kent, ME14 1BT**  
**Price £120,000**





**\*\*BEAUTIFULLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT \*\*SPACIOUS LOUNGE WITH DIRECT ACCESS TO GARDENS \*\*MODERN KITCHEN AND SHOWER ROOM \*\*NO FORWARD CHAIN IMPLICATIONS**

Page & Wells are delighted to bring to the market this spacious and exceptionally well presented one-bedroom ground floor apartment situated on the ever popular Hengist Court retirement development. There is an on-site manager, 24-hour emergency care line for when the manager is off duty, communal lounge, laundry facilities, telephone entry system. The real benefit with this particular apartment is that it has direct access from the lounge into the well maintained gardens. Hengist Court is within walking distance of the town centre where there is a wide range of shopping, educational and social facilities. There is convenient access to the M20 motorway providing fast travel to London and the Kent coast. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C  
Council tax band: C  
Tenure: Leasehold



## GROUND FLOOR

Front entrance door to ...

### Entrance Hall

Built in storage cupboard. Telephone entry system.

### Lounge/Dining Room: 15'4 x 10'6 (4.67m x 3.20m)

Attractive fireplace with inset electric fire. Electric heater. Double glazed door opening to a small patio area and communal gardens.

### Kitchen: 7'3 x 5'5 (2.21m x 1.65m)

Range of wall and base units with work surface over. Hob and oven. Fridge and freezer.

### Bedroom: 12' x 8'8 (3.66m x 2.64m)

Built in wardrobes. Electric heater.

### Shower Room

Large shower cubicle. Wash hand basin. WC. Heated towel rail.

## LEASE DETAILS

125-year lease granted 1st April 1989. Service charge - to be confirmed.

## EXTERNALLY:

This apartment benefits from direct access onto the well maintained communal gardens.


## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Hengist Court, Marsham Street, Maidstone

