



**Flat 26, William Shipley House Knightrider Street, Maidstone, Kent, ME15 6XD**  
**Price £195,000**





A MOST SOUGHT AFTER AND BEAUTIFULLY PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT SITUATED IN A CENTRAL POSITION IN MAIDSTONE.

The apartment offers excellent open plan living space and features a spacious lounge incorporating a kitchen area, two good size bedrooms and a modern bathroom. There is the added benefit of allocated parking facilities and no forward chain implications. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D

Council tax band: C

Tenure: leasehold



## LOCATION

Situated centrally in Maidstone town centre within close proximity of all amenities.

## PROPERTY INFORMATION

26 William Shipley House offers excellent open plan living accommodation and is well presented throughout

## KEY FEATURES

No forward chain

Two bedrooms

Open plan lounge incorporating a kitchen area

Lifts to all floors

Viewing highly recommended

Allocated parking space

## ROOMS

Lounge/Kitchen: 18'10 max x 18'2 max (5.74m max x 5.54m max)

Bedroom 1: 13'2 to wardrobes x 6'8 (4.01m to wardrobes x 2.03m)

Bedroom 2: 11'2 x 10'7 (3.40m x 3.23m)

Modern Bathroom

## EXTERNALLY


We understand the property benefits from an allocated parking space

## LEASE DETAILS

125-year lease granted 1st April 2015. Ground rent - £340 per annum. Service charge £1,500 - £1,000 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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