



Apartment 47, 71 Kings Lodge King Street, Maidstone, Kent, ME14 1BG
Price £185,000



No forward chain. Kings Lodge is set in the heart of the county town and is conveniently placed for all of Maidstone's excellent shopping and leisure facilities. The county town has two mainline stations and there is convenient access from King Street to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a third floor one bedroom apartment set within this exclusive and beautifully maintained complex. The development offers landscaped gardens, a spacious and well fitted communal lounge with coffee bar together with a fully furnished guest suite. There is a 24-hour emergency careline system with a camera entry system installed for the security of the residents. A lodge manager is available to assist with everyday needs. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



COMMUNAL RECEPTION AREA

Stairs and lift to the third floor.

Communal Landing

Door to ...

Entrance Hall: 7 x 6'1 (2.13m x 1.85m)

Walk in spacious storage cupboard with electric meter.

Living Room: 23'2 x 10'6 (7.06m x 3.20m)

A beautifully proportioned principal room with double glazed double doors opening to a Juliet balcony. Electric wall heater. Ornamental fireplace.

Kitchen: 8'x 7'7 (2.44mx 2.31m)

A well fitted and sensibly designed kitchen with work surface with cupboards and drawers under. Zanussi oven and grill. Range of wall cupboards. Inset single drainer sink unit with mixer tap. Built in fridge and freezer. Plumbing for washing machine. Dimplex wall heater. Part tiled walls.

Bedroom: 14' x 9'5 (4.27m x 2.87m)

Double glazed window to the front elevation. Built in wardrobe cupboard. Electric wall heater. Opening to ...

En-suite Dressing Room: 7'10 x 7'9 (2.39m x 2.36m)

Double glazed window to the front elevation.

Shower Room

Wash hand basin in vanity unit with cupboards under.

Low-level WC. shower cubicle with thermostatically controlled shower. Tiled walls. Wall unit with mirror and shaver point.

LEASE DETAILS


125-year lease granted in 2017. Ground rent - £575 per annum. Service charge - £4,872.37 per annum. We understand that the service charge includes Careline system, buildings insurance, water and sewage rates, communal cleaning, utilities and maintenance, ground source heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution towards the contingency fund.

VIEWING

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

DIRECTIONS

From the agent's King Street office proceed for about 100-metres away from the town centre where Kings Lodge will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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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