



23 Bodiam Court, Maidstone, Kent, ME16 8LZ
Price £200,000



AN EXCEPTIONALLY WELL PRESENTED PURPOSE BUILT TWO BEDROOM SECOND FLOOR APARTMENT WITH A GARAGE SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE. THIS APARTMENT OFFERS EXCELLENT LIVING SPACE AND HAS BEEN MODERNISED BY ITS PRESENT OWNER.

The accommodation features a spacious lounge/diner, separate kitchen, modern bathroom, principal bedroom with modern en-suite shower room and a further good size bedroom. There is a loft space providing useful storage. An unusual benefit is a garage located within the gated development car park, large enough to house an average size car. In addition, there are visitors space available. The property is well placed for the town centre and Maidstone West railway station. In our view, an excellent first time buy or buy to let investment. Contact: PAGE & WELLS King Street office 01622 756703.

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



LOCATION

This sought after development is within walking distance of Maidstone town centre and Maidstone West railway station.

PROPERTY INFORMATION

23 Bodiam Court comprises an exceptionally well presented modernised two bedroom purpose built apartment.

KEY FEATURES

- Garage
- Spacious lounge/diner
- Separate kitchen
- Telephone entry system
- Modernised bathroom and en-suite
- Tasteful internal decor

ROOMS

Entrance Hall

Access to useful loft space

Lounge/Diner: 14'3 x 13'6 (4.34m x 4.11m)

Kitchen: 10'9 x 6'3 (3.28m x 1.91m)

Principal Bedroom: 9'10 x 8'9 (3.00m x 2.67m)

Modern En-suite Shower Room

Bedroom 2: 9'10 x 8'10 (3.00m x 2.69m)

Modernised Bathroom: 6'7 x 6'3 (2.01m x 1.91m)

EXTERNALLY:


There are pleasant communal gardens and a garage within the gated development car park. There are visitors spaces available.

LEASE DETAILS

999-year lease granted 1st November 1999. Service charge - £1,647 per annum. Ground rent - £75 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) A		
(81-91) B		
(69-80) C	73	78
(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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Second Floor

Approx. 59.2 sq. metres (637.7 sq. feet)

