



7 Brunswick Street East, Maidstone, Kent, ME15 7UX
Price £300,000

NO FORWARD CHAIN. A UNIQUE INVESTMENT OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FREEHOLD PROPERTY CURRENTLY ARRANGED AS THREE SELF CONTAINED FLATS.

Page & Wells are delighted to bring to the market this substantial period property currently split into three self contained flats, being sold under one freehold title. There is a one bedroom lower ground floor flat, an upper ground floor studio flat (shower room needs installing) and a first floor flat. Clearly, the three flats could generate considerable rental income, however, it is felt that the property could be converted back to its former use as one large residential dwelling if so desired. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC ratings: Lower ground floor flat - C

Upper ground floor studio flat - C

First floor flat - C

Tenure: freehold



LOCATION

Situated centrally within walking distance of Maidstone town centre where a vast range of amenities can be found.

KEY FEATURES

Currently divided into three self contained units.

Being sold under one freehold title

One bedroom lower ground floor flat

Upper ground floor studio flat with shower room requiring installation

First floor flat

Low maintenance rear garden

No forward chain

LOWER GROUND FLOOR FLAT:

Lounge incorporating Kitchen: 11'5 x 14'8 (3.48m x 4.47m)

Bedroom: 10'10 x 10'7 (3.30m x 3.23m)

Shower Room

UPPER GROUND FLOOR STUDIO FLAT:

3' x 6'6 (0.91m x 1.98m)

Shower room needs installation

Lounge/Bedroom incorporating Kitchen: 23'11 maximum x 14'3 maximum (7.29m maximum x 4.34m maximum)

FIRST FLOOR FLAT:

Kitchen: 5'9 x 8'9 (1.75m x 2.67m)

Bathroom: 5'8 x 9'8 maximum (1.73m x 2.95m maximum)

Bedroom: 11'6 x 14'11 (3.51m x 4.55m)

Lounge: 13' x 10'11 (3.96m x 3.33m)

EXTERNALLY:

There is a low maintenance garden to the rear with a large outbuilding.

VIEWING

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


52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

EPCs

The figures in the table relate to the upper ground floor flat. EPC ratings for all three apartments are 'C'. Full

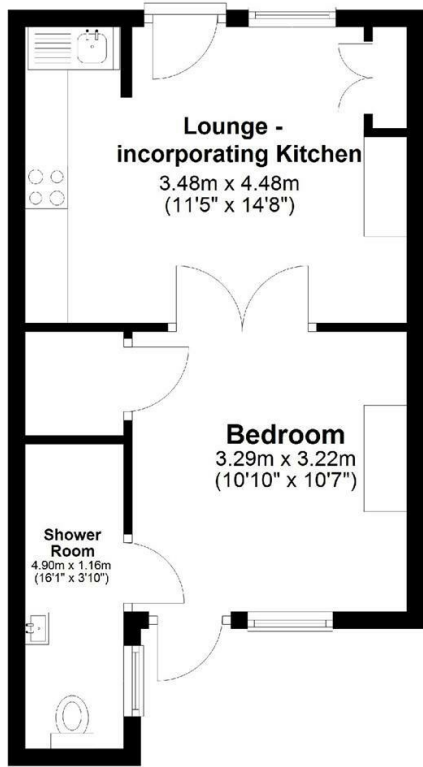
EPC documents are available on request from Page & Wells.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

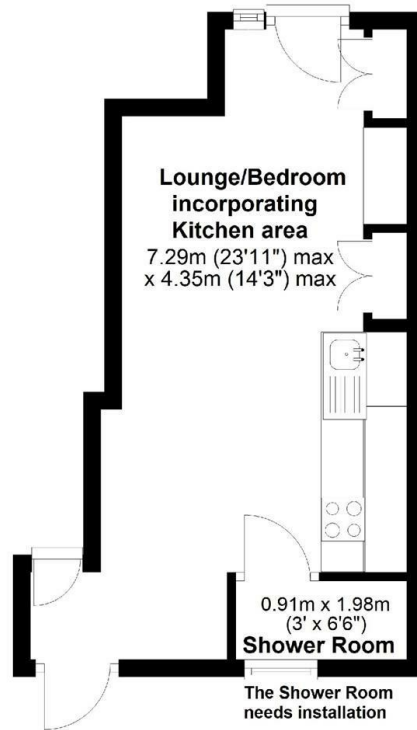
Lower Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Upper Ground Floor

Approx. 24.3 sq. metres (262.0 sq. feet)

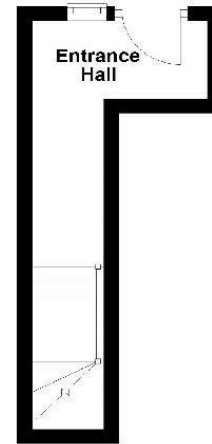


First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)

Flat Entrance

Approx. 6.8 sq. metres (73.0 sq. feet)



Second Floor

Approx. 16.7 sq. metres (180.0 sq. feet)

