



**4 Clement Court, Maidstone, Kent, ME16 0EW**  
**Price £270,000**



A STUNNING TWO BEDROOM DUPLEX MAISONETTE SITUATED IN A QUIET CUL DE SAC SETTING OFF QUEENS AVENUE.

Page & Wells are delighted to bring to the market this beautifully presented modernised two bedroom duplex maisonette with well maintained communal gardens. The well planned accommodation features a spacious lounge, superb fitted kitchen/diner, modern bathroom suite and two good size bedrooms. Further benefits include tasteful internal décor throughout, replacement internal doors, double glazing and gas fired central heating. In the agent's opinion, this property would make an ideal first time purchase. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

Situated in a quiet cul de sac setting, just off Queens Avenue, within walking distance of the town centre and railway stations.

## PROPERTY INFORMATION

A most spacious two bedroom duplex maisonette offered in excellent decorative order throughout.

## KEY FEATURES

Superb kitchen/diner

Modern bathroom

Well maintained communal gardens

Long lease

Viewing highly recommended

## ROOMS

### GROUND FLOOR:

Entrance Porch

Entrance Hall

Staircase to first floor

### FIRST FLOOR:

Kitchen/Diner: 14'10 maximum x 12'3 (4.52m maximum x 3.73m)

Lounge: 15' x 9'3 (4.57m x 2.82m)

### SECOND FLOOR:

Principal Bedroom: 15' x 9'3 (4.57m x 2.82m)

Bedroom 2: 11'10 x 7'9 (3.61m x 2.36m)

Modern Bathroom

### EXTERNALLY:

There are well maintained communal gardens


### LEASE DETAILS:

999 years from December 1968. Service charge £660.82 per annum. Ground rent £26.25 per annum.

### VIEWING

Viewing strictly by arrangements with the Agent's Head Office

52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 625130

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(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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