

4 Clement Court, Maidstone, Kent, ME16 0EW Price Guide £250,000 - £270,000





PRICE GUIDE: £250,000 - £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

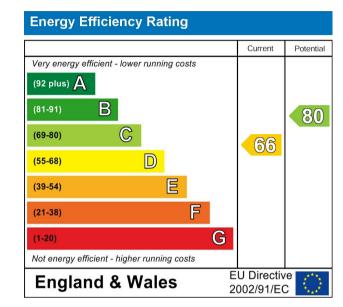
LEASE DETAILS:

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



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

