



**46 Stagshaw Close, Maidstone, ME15 6TN**  
**Price £200,000**

A MUCH SOUGHT AFTER AND EXCEPTIONALLY WELL PRESENTED FIRST FLOOR APARTMENT NESTLED AT THE END OF THIS POPULAR CUL DE SAC SETTING.

The apartment offers excellent living space, with a dual aspect lounge/diner, modern kitchen, two double bedrooms and a shower room. The property is well placed for all local amenities and internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

Situated at the end of this popular cul de sac setting within close proximity of local amenities.

## PROPERTY INFORMATION

46 Stagshaw Close comprises a most spacious two double bedroom purpose built first floor apartment and benefits from an allocated parking space.

## KEY FEATURES

Spacious dual aspect lounge with Juliet balcony

Two double bedrooms

Shower room

Modern kitchen

Telephone entry system

Allocated parking space

Viewing highly recommended

## ROOMS

**Spacious Entrance Hall**

**Lounge/Diner: 20'9 x 16'5 narrowing to 10'4 (6.32m x 5.00m narrowing to 3.15m)**

**Kitchen: 8'9 x 7'4 (2.67m x 2.24m)**

**Bedroom 1: 16'1 x 10'1 (4.90m x 3.07m)**

**Bedroom 2: 14' x 10'2 (4.27m x 3.10m)**

**Modern Shower Room**

## EXTERNALLY:

There are pleasant communal gardens and an allocated parking space.


## LEASE DETAILS:

125-year lease granted 1st January 2004. Service charge £1,200 per annum. Ground rent currently set at £125 per annum, with a ground rent review scheduled for 2025.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>76</b>	
(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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### First Floor

