



Flat 1 Ulysses House Rosalind Drive, Maidstone, ME14 2FL
Price Guide £215,000

PRICE GUIDE: £215,000 - £225,000. ELEGANTLY DESIGNED AND BEAUTIFULLY MAINTAINED, THIS STUNNING ONE BEDROOM APARTMENT IS SITUATED IN THE HIGHLY COVETED SPRINGFIELD PARK DEVELOPMENT CONSTRUCTED BY WESTERN HOMES.

The apartment offers amazing living space with an open plan lounge/diner/kitchen. The kitchen area itself comprises an extensive range of quality units with built in appliances. The lounge/diner provides access to a 19'1 x 6'8 private balcony. The double bedroom benefits from built in wardrobes and double doors opening out to the balcony. The luxury bathroom comes complete with a digitally controlled smart tap, smart shower and smart bath. Further benefits include an audio/visual entry system and tasteful décor throughout. Contact: PAGE & WELLS King Street office 01622 756703.

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



LOCATION

This sought after development is within walking distance of Maidstone East railway station and the town centre. The county town benefits from an range of shopping and educational facilities. There is convenient access to the M20 via junction 6.

PROPERTY INFORMATION

Built in recent years to an exceptional standard and specification, number 1 Ulysses House offers excellent open plan living, with the bonus of a large balcony.

KEY FEATURES

Luxury bathroom with digitally controlled smart tap, smart shower and smart bath

Audio/visual entry system

Large balcony

Superb kitchen with integrated appliances

Balance of the NHBC guarantee

Excellent road and rail links

Allocated parking

ROOMS:

Open Plan Lounge/Dining/Kitchen: 25'9 maximum x 15'9 maximum (7.85m maximum x 4.80m maximum)

Bedroom: 14'1 x 9'11 (4.29m x 3.02m)

Modern Bathroom

EXTERNALLY:


The development benefits from beautifully landscaped gardens and an allocated parking space in a gated car park.

LEASE DETAILS:

999-year lease granted in December 2020. Service charge £1,000 per annum. Ground rent £300 per annum.

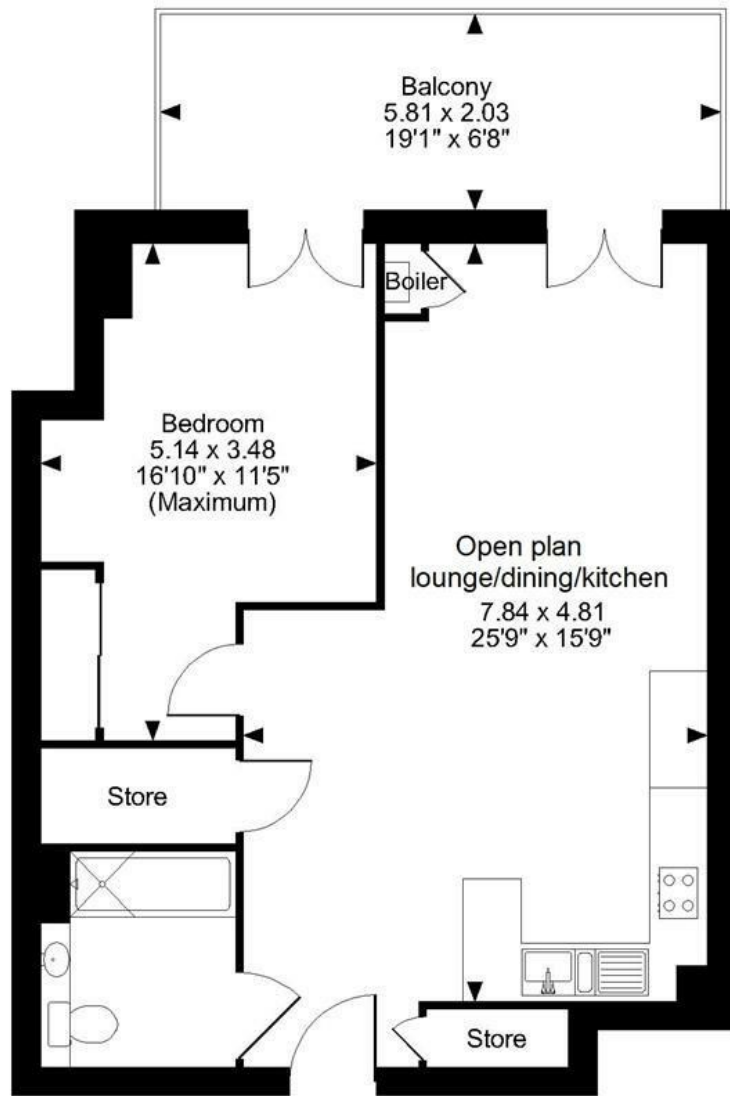
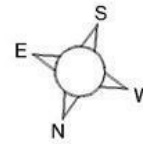
VIEWING

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	84	84
(69-80) C		
(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	

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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ulysses House, Rosalind Drive, Maidstone, Kent
Approximate Gross Internal Area
608 Sq Ft/56 Sq M
Balcony external area = 127 Sq Ft/12 Sq M



Basement 2

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8594642/SS

