



70c West Park Road, Maidstone, ME15 7AG
Offers In The Region Of £165,000



A SPACIOUS TWO BEDROOM FIRST FLOOR FLAT WITH GARAGE SITUATED WITHIN CLOSE PROXIMITY OF MAIDSTONE TOWN CENTRE AND MOTE PARK.

Page & Wells are delighted to bring to the market this purpose built two bedroom first floor flat situated in a popular and convenient residential location. The property features a spacious lounge/diner, kitchen, modern shower room and two good size bedrooms. There is the added benefit of a garage and communal gardens. There are no forward chain implications and internal viewing is recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



LOCATION

Situated within walking distance of Maidstone town centre and Mote Park.

PROPERTY INFORMATION

A purpose built two bedroom first floor flat with garage and communal gardens.

ROOMS

Communal Entrance Hall

Entrance Hall

Lounge/Diner: 23'5 x 10'10 narrowing to 7'11 (7.14m x 3.30m narrowing to 2.41m)

Kitchen: 9'10 x 9'2 (3.00m x 2.79m)

Bedroom: 12'5 x 8'11 (3.78m x 2.72m)

Bedroom: 12'2 x 10'8 (3.71m x 3.25m)

Modern Shower Room: 7'10 x 5'2 (2.39m x 1.57m)

EXTERNALLY

There is a garage close by with up and over door and communal gardens.

LEASE DETAILS

We understand there are approximately 89-years remaining on the current lease with a current service

charge in the region of £90 per month. Ground rent £10 per annum (details of which should be verified by the purchasers solicitor).


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 | | |
| (69-80) C | | 76 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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First Floor

