



**48 Friars Court Queen Anne Road, Maidstone, ME14 1ER**  
**Price £80,000**



A SPACIOUS AND WELL MAINTAINED ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT SITUATED IN THE SOUGHT AFTER FRIARS COURT DEVELOPMENT WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE. NO FORWARD CHAIN.

The property offers a double bedroom, shower room, spacious lounge and a small kitchen. The complex benefits from guest rooms, where relatives can stay for a nominal fee. There is a communal lounge, laundry facilities and an on-site warden. Internal viewing is highly recommended.

EPC rating: C

Council tax band: C

Tenure: leasehold

Contact: PAGE & WELLS King Street office 01622 756703.



### LOCATION

Situated in a central position, within walking distance of Maidstone town centre, where a vast array of amenities can be found.

### PROPERTY INFORMATION

48 Friars Court comprises a spacious one bedroom third floor retirement apartment situated on this popular purpose built development.

### ROOMS

Entrance Hall

Lounge: 17'5 x 10'7 (5.31m x 3.23m)

Kitchen: 7'3 x 5'5 (2.21m x 1.65m)

Bedroom: 14'2 x 8'7 (4.32m x 2.62m)

Shower Room: 6'7 x 5'5 (2.01m x 1.65m)

### EXTERNALLY:

Friars Court is surrounded by well maintained communal gardens.

### LEASE DETAILS

To be confirmed.


### AGENT'S NOTE

The apartment is subject to an age restriction, the residents must be 60 years or over (partners can be 55 years and above).

### 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>		
(69-80) <b>C</b>	<b>73</b>	<b>81</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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# Third Floor

