



17 Hengist Court Marsham Street, Maidstone, ME14 1BT
Price £85,000

The property is situated in a popular setting close to Maidstone town centre. The county town itself providing a wide range of shopping and social facilities together with two mainline stations.

The property comprises a first floor one bedroom apartment set within the popular Hengist Court development. This retirement apartment has been well maintained and benefits from double glazing and night storage heating. The complex itself has an on-site manager with 24-hour emergency care line, for when the manager is off duty. There is a communal lounge, laundry facilities and telephone entry system. There are well maintained gardens for the enjoyment of the residents, accessed through the lounge. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Communal entrance door to ...

Communal Entrance Hall

Stairs and lift left to ...

FIRST FLOOR:

Entrance door to ...

Entrance Hall

Shelved storage cupboard housing hot water tank.

Living Room: 15'7 x 10'7 (4.75m x 3.23m)

A well proportioned principal room with double glazed window to the rear elevation. Central ornamental fireplace. Night storage heater. Communicating with ...

Kitchen: 7'3 x 5'4 (2.21m x 1.63m)

Range of work surfaces with cupboards, drawers and space beneath. Inset single drainer sink unit with cupboards under. Range of wall cupboards. Newly installed Belling 4-ring hob with extractor fan over, built in Hoover oven. Free standing fridge and freezer.

Bedroom: 12'1 x 8'7 (3.68m x 2.62m)

Double glazed window to the rear elevation. Range of built in wardrobe cupboards. Night storage heater.

Shower Room

Wash hand basin in vanity unit with cupboards under. Shower cubicle with thermostatically controlled shower.

Low-level WC. Tiled walls. Extractor fan. Dimplex wall heater. Mirror with lighting over.

EXTERNALLY:

There are well maintained gardens for the benefit of the residents.

LEASE DETAILS

We are advised that a 125-year lease was granted on 1st April 1989. Service charge and ground rent - to be confirmed.


VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

From the agent's King Street office turn left into Queen Anne Road, turn left into Marshal Street where the property will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	85
(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

