



44 Hengist Court Marsham Street, Maidstone, Kent, ME14 1BU
Price Guide £85,000 - £95,000

PRICE GUIDE £85,000 - £95,000. ****WELL PRESENTED SECOND FLOOR RETIREMENT APARTMENT****. ****MODERN KITCHEN****. ****NEWLY FITTED WET ROOM****. ****COMMUNAL GARDENS****. ****24-HOUR EMERGENCY CARE SYSTEM****. ****NO FORWARD CHAIN****.

Page & Wells are delighted to bring to the market this well presented second floor retirement apartment situated within walking distance of Maidstone town centre. The property benefits from a spacious lounge, modern kitchen, good sized bedroom and wet room. There are double glazed windows, newly installed electric radiators, telephone entry system and a 24-hour emergency care system. The complex also benefits from a residents lounge, laundry facilities and resident manager. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



Front entrance door to ...

Entrance Hall

Large cupboard. Telephone entry system.

Lounge: 17'5 x 10'8 (5.31m x 3.25m)

Attractive fireplace. Double glazed window. Electric radiator.

Kitchen: 7'4 x 5'3 (2.24m x 1.60m)

Range of modern wall and base units with work surface over. Built in oven. Inset sink unit. Fridge/freezer to remain.

Bedroom: 14' x 8'7 (4.27m x 2.62m)

Built in wardrobe cupboards. Further built in bedroom furniture to remain. Double glazed window. Electric radiator.

Newly Installed Wet Room

EXTERNALLY:

The property benefits from well presented communal gardens.

LEASE DETAILS

125-year lease granted in 1989. Service charge £200.53 per month. Ground rent £44.67 per month.

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	85	86
(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	

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