



**Buckland Road, Maidstone, , ME16 0UH**  
**Offers In The Region Of £160,000**

Situated on this popular residential development within walking distance of the town centre and railway stations. No forward chain implications.

Page & Wells are delighted to bring to the market this rarely available purpose built ground floor apartment which would make an ideal first time purchase or buy to let investment. The well planned accommodation offers two bedrooms, bathroom, kitchen and a spacious lounge with private door opening onto the communal gardens. There is allocated parking facilities for one vehicle, visitors spaces available and pleasant communal gardens. Contact: PAGE & WELLS King Street office 01622 756703.

Tenure: Leasehold (share of freehold). EPC Rating: C. Council Tax Band: B.



## LOCATION

Situated within walking distance of Maidstone town centre, railway stations and reputable schools.

## PROPERTY INFORMATION

A purpose built two bedroom ground floor flat with a spacious lounge, kitchen and bathroom.

## KEY FEATURES

Share of freehold

Spacious lounge with private door opening onto the communal gardens

No forward chain

Ideal first time buy or buy to let investment

Viewing highly recommended

## ROOMS

### Entrance Hall

**Lounge: 19'6 x 11'1 (5.94m x 3.38m)**

**Kitchen: 10'1 x 8'1 (3.07m x 2.46m)**

**Bedroom 1: 10'8 x 9'11 (3.25m x 3.02m)**

**Bedroom 2: 11'6 x 6' (3.51m x 1.83m)**

**Bathroom: 5'7 x 7'1 (1.70m x 2.16m)**

## EXTERNALLY:

There are pleasant communal gardens, allocated parking and further visitors parking available.

## LEASE DETAILS

We understand that the property is being sold with a share of the freehold. The service charge figure for the period 01/04/2024 to 31/03/2025 is £1,000. There has also been a "freehold excess" payable of £300 over the past 12 months. There are currently approximately 87-years left on the current lease.

## VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.

## Energy Efficiency Rating



