



**Buckland Rise, Maidstone, Kent, ME16 0YN**

**Price Guide £215,000 - £225,000**

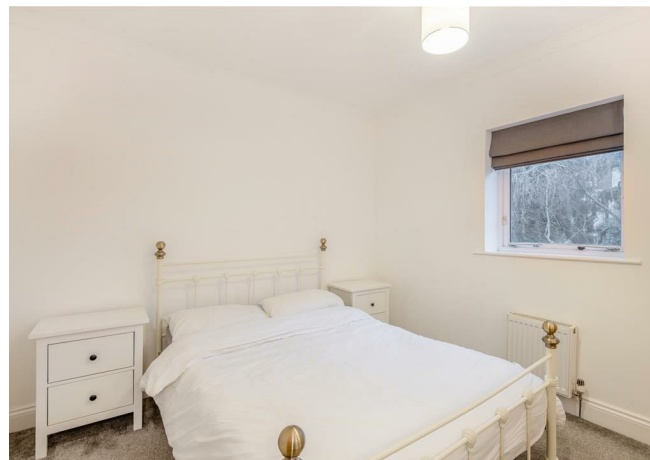


PRICE GUIDE : £215,000 - £225,000. A BEAUTIFULLY PRESENTED TWO BEDROOM DUPLEX APARTMENT LOCATED ON THIS SOUGHT AFTER GATED DEVELOPMENT WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE & MAINLINE RAILWAY STATIONS

Page & Wells are delighted to bring to the market this exceptionally spacious and rarely available duplex apartment that is offered in excellent condition throughout. There is a large dual aspect living area, incorporating the kitchen. Bedroom 2 and the main bathroom are also located at this level. Stairs lead up to the top floor, which features an exceptional spacious landing, which could be utilised as a Study/Dressing room. This provides access to the large principle bedroom with en-suite shower room. There is allocated parking for one vehicle.

In the agents opinion this would make an ideal first time purchase and internal viewing is recommended. Contact Page & Wells King Street office 01622756703.

Council tax: D  
EPC: C  
Tenure: Leasehold



## PROPERTY INFORMATION

A beautifully presented and rarely available two bedroom duplex apartment situated in this sought after gated development.

## LOCATION

Situated within walking distance of Maidstone town centre and mainline railway stations.

## ROOMS:

Entrance Hall

Dual aspect Sitting room/ Dinning area  
Incorporating Kitchen area.

Bedroom 2

Bathroom

Upper Floor:

Study/Dressing room

Bedroom 1

En-suite Shower Room

## EXTERNALLY


There is allocated parking for one vehicle.

## LEASE DETAILS

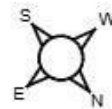
We understand the lease has 117 years remaining. The service charge is £1,900 per annum. Ground Rent is £250 per annum.

## VIEWING

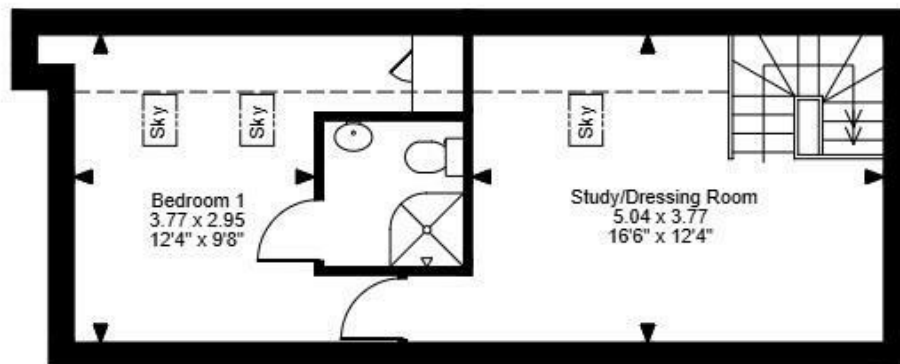
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel - 01622 756703  
Email - Sales@page-wells.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Buckland Rise, Maidstone  
Approximate Gross Internal Area  
967 Sq Ft/90 Sq M



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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