



Queen Anne Road, Maidstone, Kent, ME14 1ER

Price £90,000



***A SPACIOUS AND WELL PRESENTED ONE-BEDROOM FIRST FLOOR RETIREMENT APARTMENT **NO FORWARD CHAIN **WALKING DISTANCE OF THE TOWN CENTRE **LOUNGE **KITCHEN **MODERN SHOWER ROOM **COMMUNAL GARDENS **VIEWING RECOMMENDED

Page & Wells are delighted to bring to the market this well presented one-bedroom retirement apartment located on the first floor of the purpose built Friars Court retirement complex. The complex is within walking distance of the town centre where there is a wide range of shopping and social facilities together with two mainline railway stations. Friars Court benefits from communal facilities, a communal lounge, laundry and on-site warden. There are barrier controlled parking facilities on a first come first served basis and also a communal garden for the residents to enjoy. This delightful apartment comprises one-bedroom, lounge, kitchen and shower room. Contact: PAGE & WELLS King Street office 01622 756703.

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



ACCOMMODATION

Lounge: 15'5 x 10'9 (4.70m x 3.28m)

Kitchen: 7'5 x 5'5 (2.26m x 1.65m)

Bedroom: 12' x 8'6 (3.66m x 2.59m)

Shower Room

EXTERNALLY:

There are well maintained communal gardens for residents to enjoy.

LEASE DETAILS

125-year lease granted 1st June 1988. Service charge - £2,976 per annum. Ground rent - £450 per annum.

AGENT'S NOTE

The apartment is subject to an age restriction, where the residents must be 60-years or over.

VIEWING

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

52-54 King Street, Maidstone, Kent ME14 1DB

Tel - 01622 756703

Email – Maidstone@page-wells.co.uk



