



**Sandling Park, Sandling Lane, Maidstone, Kent, ME14 2NY**  
**Offers In Excess Of £165,000**





**\*\*A STUNNING ONE-BEDROOM TOP FLOOR APARTMENT SITUATED ON THE MOST SOUGHT AFTER SANDLING PARK DEVELOPMENT**

Page & Wells are delighted to bring to the market this exceptionally spacious and well presented top floor apartment on this gated development approximately one-mile from Maidstone town centre. Offering open plan living, the lounge area features a large floor to ceiling window and access to a modern kitchen. There is a double bedroom, together with a modern bathroom. The development benefits from exceptionally well maintained communal gardens and has an allocated parking space. In the agent's opinion this property would make an ideal first time purchase or buy to let investment. Contact: PAGE & WELLS King Street office 01622 756703.



## PROPERTY INFORMATION

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

## KEY FEATURES

- > Open plan living
- > Double bedroom
- > Gated development
- > Allocated parking
- > Well maintained communal gardens
- > Modern bathroom and kitchen
- > Ideal first time buy

## ROOMS

### Entrance Hall

Lounge (incorporating kitchen): 18'7 max x 16'3 max (5.66m max x 4.95m max)

Bedroom: 11'11 x 11'7 (3.63m x 3.53m)

### Bathroom

## EXTERNALLY:

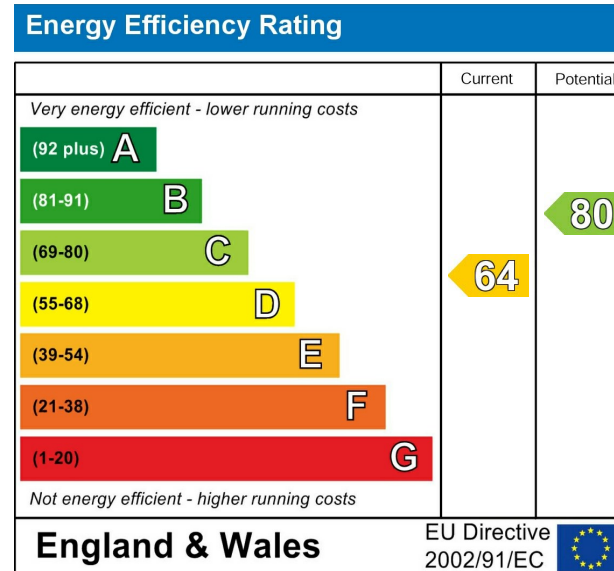
There are well maintained communal gardens and an allocated parking space.

## LEASE DETAILS

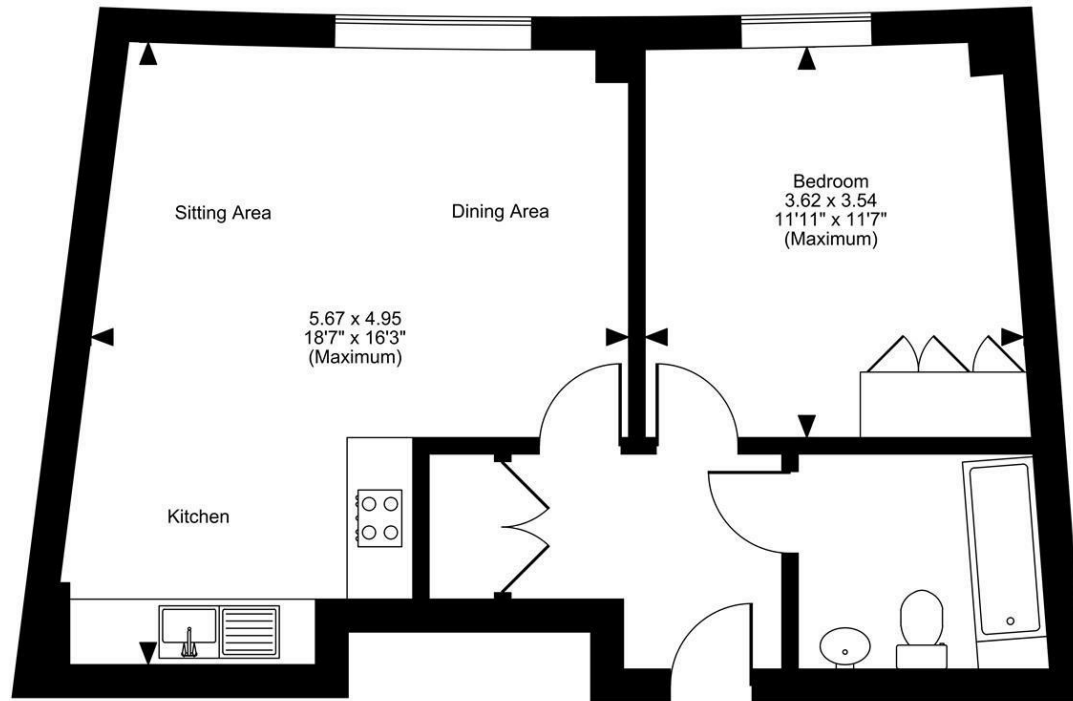
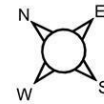
128-year lease granted 1st March 2005. We understand from the vendor the service charge is approximately £1,900 per annum. Ground rent - £250 per annum.

## VIEWING

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



**Sandling Park, Sandling Lane, Maidstone**  
**Approximate Gross Internal Area**  
**505 Sq Ft/47 Sq M**



**Third Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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