



**Matterdale Gardens, Barming, Maidstone, Kent, ME16 9HW**

**Price £315,000**





**\*\*SOUGHT AFTER RETIREMENT DEVELOPMENT \*\*GARAGE AND VISITOR PARKING \*\*POPULAR BARMING LOCATION \*\*NO FORWARD CHAIN \*\* FITTED STAIR LIFT \*\* WELL PRESENTED THROUGHOUT \*\* GROUND FLOOR SHOWER ROOM \*\* FIRST FLOOR BATHROOM \*\***

Page & Wells are delighted to bring to the market this exceptionally well presented two bedroom terraced home situated on the small retirement development on the periphery of Barming. The development has its own club house and 24hr emergency pull cord system within the property.

There is a Post Office/ Mini market & The Bull pub/restaurant opposite the development.

The ground floor comprises a spacious lounge, dining room, modern kitchen and shower room. On the first floor there are two generous sized bedrooms, together with a first floor bathroom. There is a pleasant low maintenance garden to the rear, garage and visitor parking is available.

Internal viewing is highly recommended, contact Page & Wells King Street office 01622 756703.

EPC rating: C

Council tax band: E

Tenure: leasehold



## ROOMS:

### GROUND FLOOR

Entrance Hall

Lounge

Dining Room

Kitchen

Shower Room

### FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bathroom

## EXTERNALLY

There is a garage located en bloc close by, visitor parking and a pleasant low maintenance garden to the rear.

## PROPERTY INFORMATION

EPC: C


Council Tax: E

Tenure: Leasehold

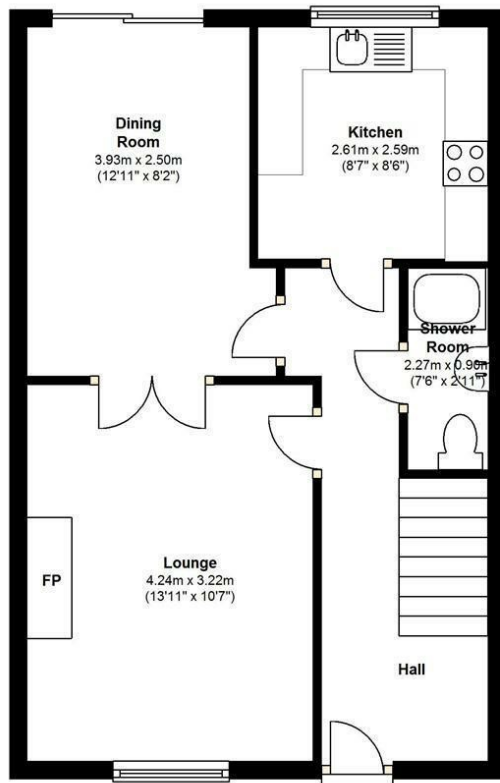
## LEASE DETAILS

We understand that a 125-year lease was granted in 1991. Service charge - £336.41 per month.

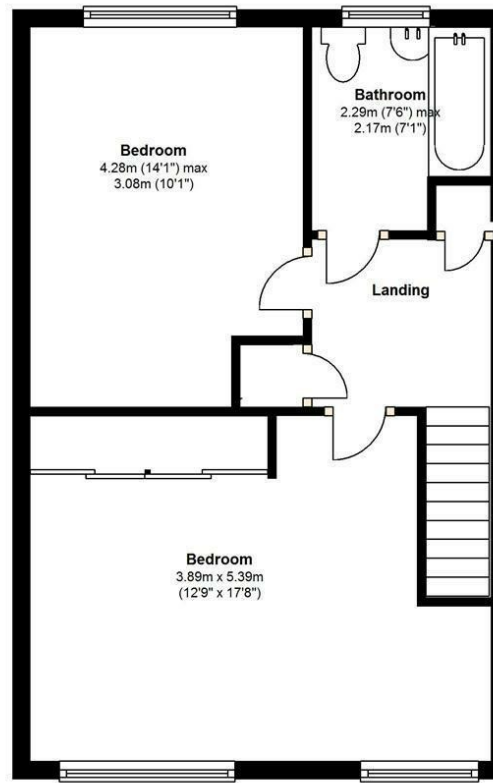
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(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	

Ground Floor



First Floor



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