



**Barden Court, St. Lukes Avenue, Maidstone, Kent, ME14 5AP**  
**Offers In The Region Of £135,000**





\*\*\*RARELY AVAILABLE RETIREMENT APARTMENT WITH NO FORWARD CHAIN IMPLICATIONS\*\*\*

Page & Wells are delighted to bring to the market this spacious one bedroom first floor retirement apartment located on the sought-after Barden Court development, within close proximity of the town centre. The development is run with an onsite manager (Monday to Friday), who can be contacted from various points of the development in case of emergency. Outside the managers hours, there is 24hr call system available. There are parking facilities for residents onsite and well maintained communal gardens. Contact Page & Wells King Street office on 01622 756703.

EPC: C  
Council Tax Band: D  
Tenure: Leasehold





## ROOMS:

Entrance Hall

Lounge/Diner

Kitchen

Bedroom

Bathroom

## EXTERNALLY:

There are pleasant communal garden areas and a parking bay for residents.

## LEASE DETAILS

125-year lease granted 31st July 1995. Service charge - £3,405 per annum. Ground rent - £514.14 per annum.

## VIEWING


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

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

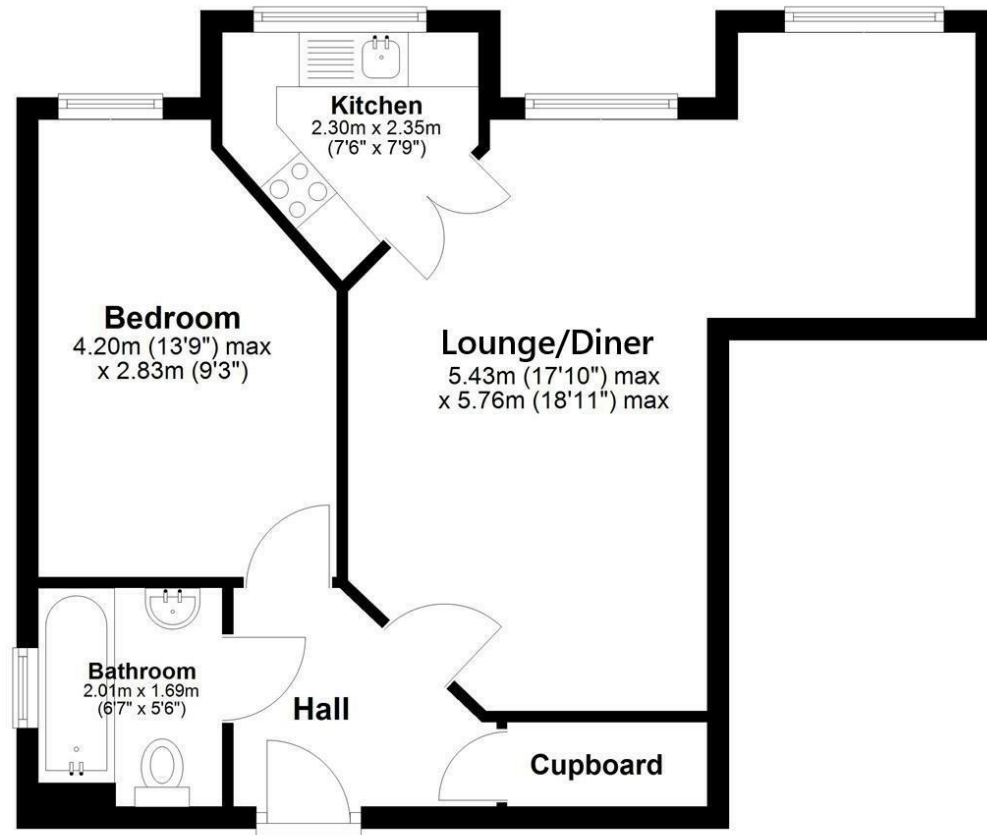
Tel - 01622 756703

Email – Maidstone@page-wells.co.uk

## 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>	<b>72</b>	<b>75</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	

## First Floor



Total area: approx. 46.8 sq. metres (504.0 sq. feet)

