



**Scotney Gardens, St. Peters Street, Maidstone, Kent, ME16 0GR**

**Price £175,000**



\*\*\*A SPACIOUS AND WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT SITUATED ON THE SOUGHT AFTER GATED SCOTNEY GARDENS DEVELOPMENT\*\*\* \*\*\*EXTENDED LEASE\*\*\*

Page & Wells are delighted to bring to the market this rarely available apartment with no onward chain implications. The property features a spacious lounge, kitchen, bathroom and two bedrooms. There are well maintained communal gardens and parking permits available for two vehicles. There are pleasant riverside walks close by and easy access to Maidstone town centre and mainline railway stations. Contact: PAGE & WELLS King Street office 01622 756703.

EPC: C  
Council tax band: D  
Tenure: leasehold





### PROPERTY INFORMATION:

A spacious and well presented two bedroom top floor apartment with no forward chain implications.

### KEY FEATURES:

- > Two bedrooms
- > Spacious lounge
- > Separate kitchen
- > Bathroom
- > Extended lease
- > Close to the town centre and railway stations
- > Parking permits for two vehicles

### ROOMS

Entrance Hall

Lounge: 14'6 x 14' (4.42m x 4.27m)

Kitchen: 9' x 7'10 (2.74m x 2.39m)

Bedroom 1: 10'10 x 9' (3.30m x 2.74m)

Bedroom 2: 10'5 x 6'10 (3.18m x 2.08m)

Bathroom


### EXTERNALLY:

There are pleasant communal gardens and parking permits available for two vehicles.

### LEASE DETAILS

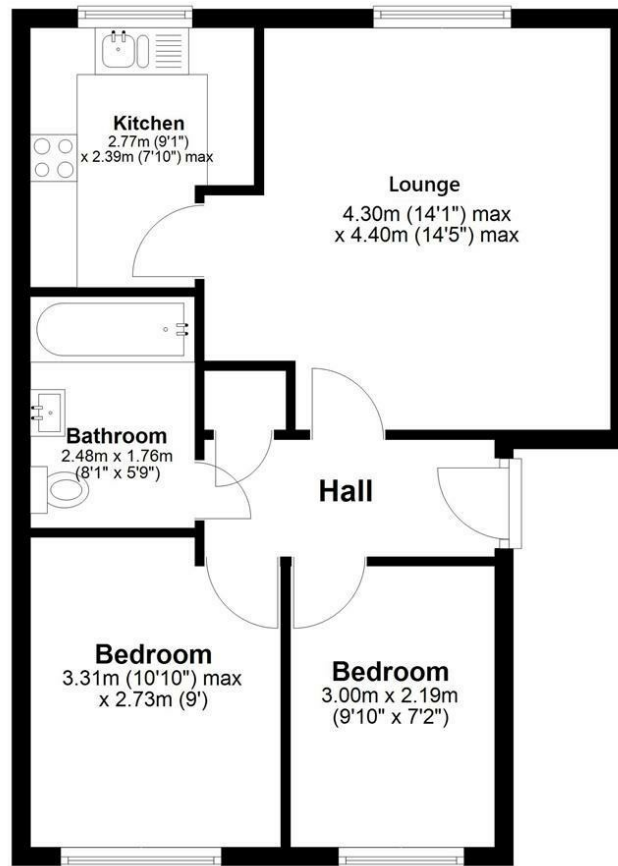
We understand from our client there are 167-years remaining on the lease. Service charge £1789.39 per annum. Ground rent £175.00 per annum. There is also an insurance charge of £298.73 per annum

### 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>76</b>	<b>79</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	

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### Third Floor



Total area: approx. 48.6 sq. metres (523.4 sq. feet)

