

The Orpines, Wateringbury, Maidstone, Kent, ME18 5FA Price £175,000





No forward chain. The property is situated in a peaceful setting on the outskirts of the popular village of Wateringbury, which lies about 4-miles to the west of the county town. The village has excellent local amenities, Maidstone itself providing a wide range of shopping, educational and social facilities.

The property comprises a beautifully presented one bedroom retirement apartment with a useful study/occasional bedroom within. The apartment benefits from central heating and double glazing. There is a lovely small courtyard garden with the property together with the communal gardens. The Orpines offers very special facilities including a restaurant, assisted spa bath, communal lounge, activity room and a hair/manicure salon. There is an age restriction of 55 and over. Internal inspection of this quality apartment is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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









Communal entrance door to ...

# **Communal Reception Hall**

Both stairs and lift to the apartment. Entrance door to Flat 16 ...

Reception Area: 19'10 x 7'10 (6.05m x 2.39m)

Maximum measurements. Providing an occasional study/occasional bedroom.

## Inner Hall: 14'5 x 5' (4.39m x 1.52m)

Cupboard concealing Vent-Axia boiler providing hot water and central heating. Further storage cupboard.

# Lounge: 13'4 x 11'10 (4.06m x 3.61m)

Double glazed window. Double glazed door to garden. Two wall light points.

## Bedroom: 18'6 x 9'1 (5.64m x 2.77m)

Range of full length wardrobe cupboards. Double glazed window overlooking the courtyard garden.

#### **Wet Room**

Low-level WC. Wash hand basin. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Extractor fan. Inset ceiling lighting. Part tiled walls. Wall mirror.

### **EXTERNALLY**:

The property benefits from its own private courtyard garden. There are further communal gardens surrounding the complex.

### **LEASE DETAILS**

To be confirmed.

#### **VIEWING**

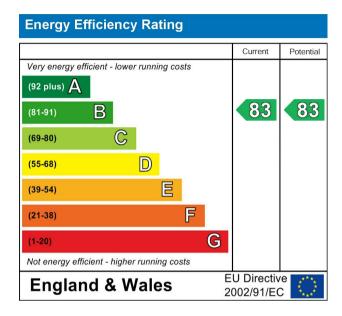
Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB Tel - 01622 756703

Email - Maidstone@page-wells.co.uk

#### **DIRECTIONS**

Leave Maidstone on the A26 Tonbridge Road and proceed to Teston. Just prior to the village turn right into The Orpines.



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