



The Orpines, Watringbury, 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 Watlingbury, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

