



King Street, Maidstone, Kent, ME14 1BG

Price £165,000

A WELL PRESENTED ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT LOCATED IN THE MUCH SOUGHT AFTER KINGS LODGE DEVELOPMENT. NO FORWARD CHAIN.

Page & Wells are delighted to bring to the market this well presented one bedroom retirement apartment conveniently located in this purpose built block. There is a spacious lounge/diner with balcony, a modern kitchen, double bedroom with built in wardrobes and a modern shower room. The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. There are many regular events in the owners lounge, from coffee mornings to games afternoons. There is also a coffee bar within the owners lounge, a guest suite is available for friends and family to stay in. The development has been designed with safety and security in the forefront. The apartment has an emergency Careline system installed, monitored by the on-site Lodge Manager during the day and 24-hours, 365-days a year by the Careline team. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703



PROPERTY INFORMATION

EPC rating: B

Council tax band: C

Tenure: leasehold

LOCATION

Situated centrally in King Street Maidstone within walking distance of all the amenities that Maidstone has to offer.

PROPERTY INFORMATION

27 Kings Lodge comprises a well presented one bedroom second floor apartment on this prestigious retirement development

ROOMS

Entrance Hall

Lounge/Dining Room: 20'2 x 11' (6.15m x 3.35m)

Balcony

Kitchen: 8' x 7'5 (2.44m x 2.26m)

Bedroom: 15'5 maximum x 9'1 (4.70m maximum x 2.77m)

Modern Shower Room

EXTERNALLY

There are beautifully maintained communal gardens.

LEASE DETAILS

125-years granted in 2017. Service charge £3,596.94 per annum year end May 2026. Ground rent £815.94 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

