



Marsham Street, Maidstone, , ME14 1BU

Price £135,000

The property comprises a beautifully presented two bedroom retirement apartment situated in a very popular area close to Maidstone town centre. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations. There is easy access from the property to the M20 motorway, providing fast travel to London and the Kent coastline. The apartment itself provides two good sized bedrooms, spacious living room with kitchen off and a luxury shower room. Set on the second floor, the property is approached by stairs or lift. The retirement complex has excellent amenities within, including a communal sitting room and a laundry room. NO FORWARD CHAIN. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D.



ACCOMMODATION

Entrance door to ...

Communal Reception Hall

From here, stairs and lifts lead to the second floor.
Entrance door to

Entrance Hall

Two shelved cupboards.

Living Room

A well-proportioned principal room with double glazed window to rear elevation. Attractive central fireplace with coal effect fire. Electric wall heater. Archway to ...

Well-fitted Kitchen

Range of work surfaces with cupboards and drawers beneath. Inset single drainer sink unit with mixer tap. AEG 4-ring induction hob with extractor fan over. AEG oven. Integrated fridge and freezer. Carousel unit. Part tiled walls. Extractor fan.

Bedroom One

Double glazed window to rear elevation. Mirror fronted wardrobe cupboards. Electric wall heater.

Bedroom Two

Double glazed window to rear elevation. Mirror fronted wardrobe cupboards. Electric wall heater.

Luxury Shower Room

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Tiled walls. Tiled flooring. Extractor fan. Electric wall heater.

EXTERNALLY

There are well-maintained communal gardens to the rear of the property.

LEASEHOLD DETAILS

125 year lease with 89 years remaining. Approx annual service charge: £3,839.52. Approx annual ground rent: £589.66.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

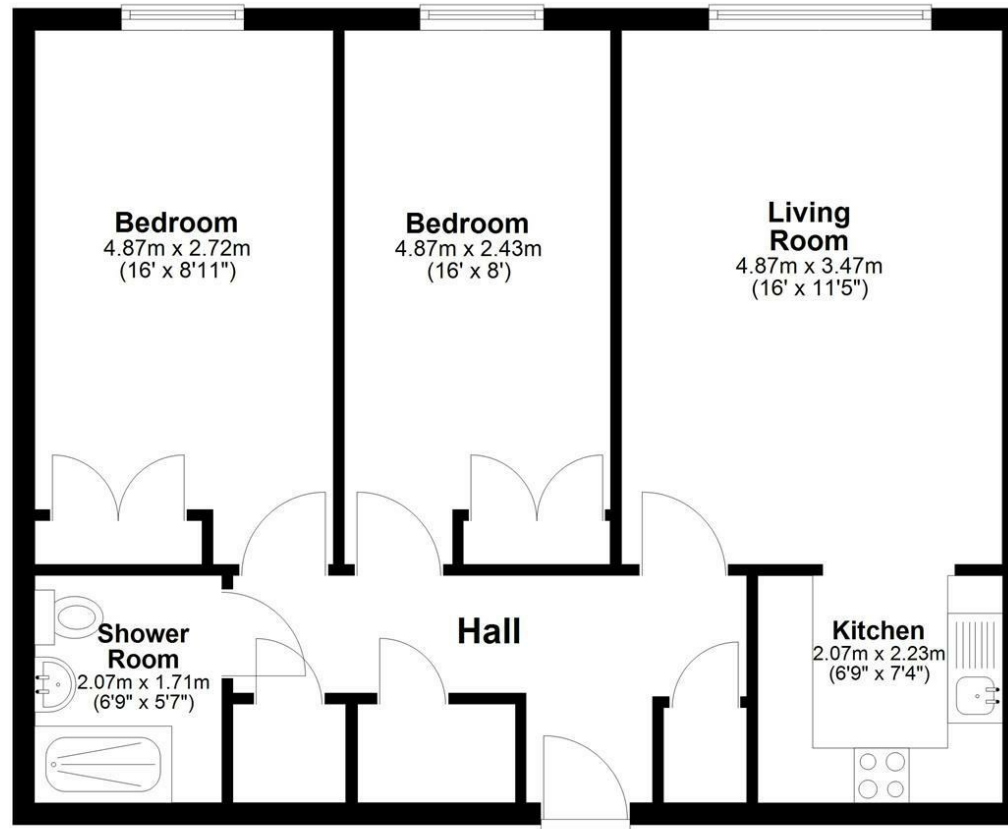
DIRECTIONS

Upon entering Maidstone on the A20 Ashford Road, continue into King Street. After a short distance, turn right into Queen Anne Road and immediately left into Marsham Street, where Hengist Court will be found on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	

Second Floor



Total area: approx. 62.1 sq. metres (668.4 sq. feet)

