



**Marsham Street, Maidstone, Kent, ME14 1BT**

**Guide Price £115,000**



\*\*\* GUIDE PRICE £115,000 - £125,000 \*\*\*

\*\*\*A well presented 2 bedroom Ground Floor retirement apartment, spacious lounge, modern kitchen and shower room, NO FORWARD CHAIN. \*\*\*

Page & Wells are delighted to bring to the market this spacious and well presented two bedroom ground floor apartment situated on the ever popular Hengist Court retirement development. There is an onsite manager, 24- Hour emergency careline for when the manager is off duty, communal lounge, laundry facilities and a telephone entry system. The apartment itself provides two good size bedrooms, spacious lounge with modern kitchen off and a luxury shower room. The property enjoys a sought after ground floor position and viewing is recommended, contact Page & Wells King Street office on 01622756703

Tenure: Leasehold  
EPC: C  
Council Tax band: D



### Key Features

- \* 2 good size bedrooms
- \* NO FORWARD CHAIN
- \* Modern kitchen and shower room
- \* Popular retirement development
- \* Well maintained communal gardens

### ROOMS

#### Entrance Hall

Lounge 14'0" x 11'3" (4.27m x 3.43m)

Kitchen 11'3 x 6'8 (3.43m x 2.03m)

Bedroom 1 14' x 8'11 (4.27m x 2.72m)

Bedroom 2 14'1 x 8' (4.29m x 2.44m)

#### Shower room

### EXTERNALLY:

There are well maintained communal garden to the rear of the building.

### 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](mailto:maidstone@page-wells.co.uk)

### 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>77</b>	<b>77</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	

Ground Floor

