



Kingfisher Meadow, Maidstone, Kent, ME16 8RB

Price £210,000



**** AN EXCEPTIONALLY WELL PRESENTED 2 BEDROOM 1ST FLOOR APARTMENT WITH BALCONY SITUATED ON THIS POPULAR GATED DEVELOPMENT ****

Page & Wells are delighted to bring to the market this rarely available and beautifully presented two bedroom apartment situated on the ever popular Kingfisher Meadow development on the outskirts of Maidstone town centre. The property features a spacious sitting/dining room with sliding doors opening to the balcony, a modern kitchen with built-in appliances, two good sized bedrooms and a modern bathroom. There is allocated parking and pleasant riverside walks close by. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D.

In the agents opinion, this property would make an ideal first time purchase or indeed by-to-let investment. Contact Page & Wells King Street Office on 01622 756703.



KEY FEATURES

- Two good sized bedrooms
- Modern kitchen and bathroom
- Balcony
- Spacious lounge/dining room
- Lifts to all floors
- Allocated parking

ACCOMMODATION

Entrance Hall

Sitting/Dining room
Opening to balcony

Modern Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

There is allocated parking and pleasant riverside walks close by.

LEASEHOLD DETAILS

The lease term is 125 years with 108 years remaining.
Approx annual ground rent £250.00. Approx annual service charge £2,027.88.

VIEWING

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

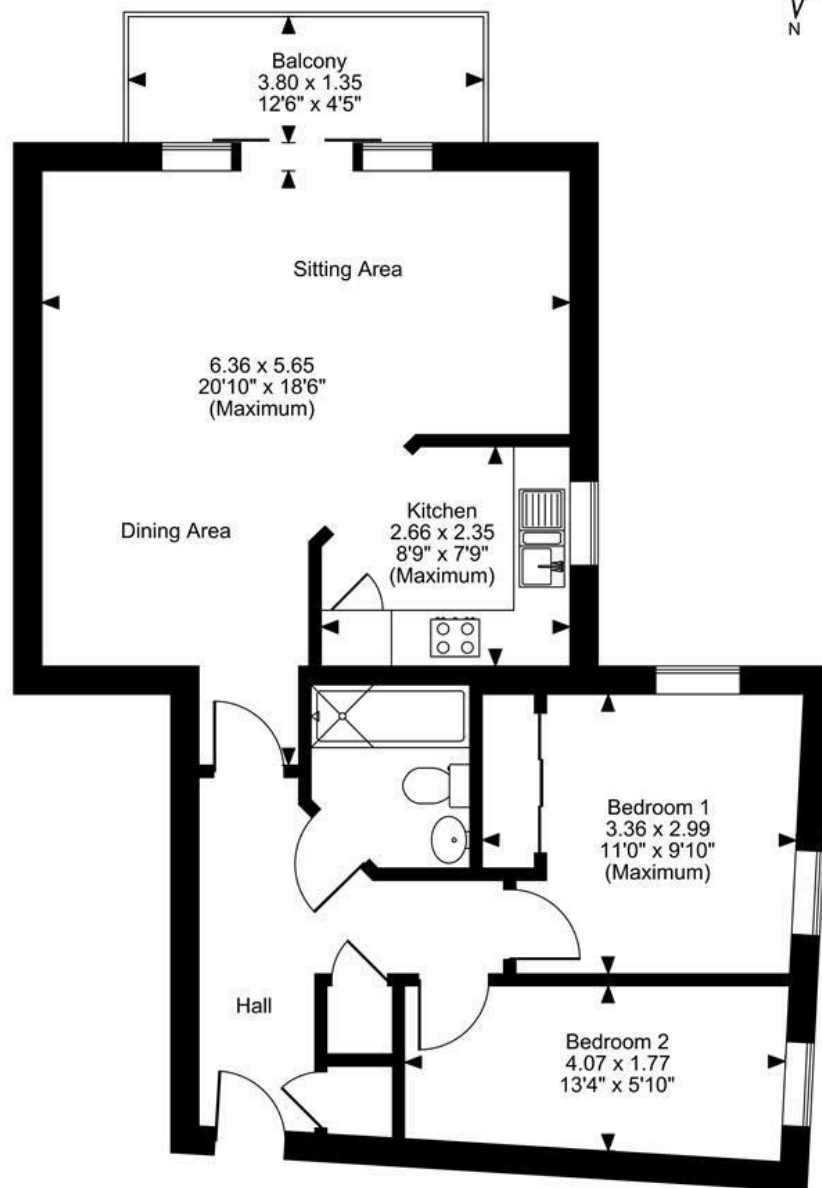
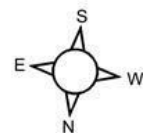
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Kingfisher Meadow, Maidstone, Kent

Approximate Gross Internal Area

664 Sq Ft/62 Sq M

Balcony external area = 55 Sq Ft/5 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8662224/SS

