



TMS

ESTATE AGENTS



Kingfisher Meadow, Maidstone, ME16 8RB

Offers In The Region Of £195,000



- 2ND FLOOR 2 BEDROOM APARTMENT
- EN SUITE AND FAMILY BATHROOM
- RIVERSIDE LOCATION
- SECURED PARKING & CONCIERGE
- IDEAL FIRST TIME PURCHASE

- CENTRAL MAIDSTONE
- GATED DEVELOPMENT
- INTEGRATED APPLIANCES
- CHAIN FREE
- IDEAL INVESTMENT WITH HIGH YIELD



SOUGHT AFTER DEVELOPMENT ~ MAIDSTONE TOWN CENTRE ~ CHAIN FREE ~ IDEAL RENTAL INVESTMENT WITH TENANTS IN SITU !

TMS Estate Agents are delighted to offer to the market this lovely 2 bedroom 2nd floor apartment located in the highly desirable Kingfisher Meadow riverside development with parking and concierge facility.

Situated on the 2nd floor with views over the lovely communal gardens the apartment offers a large living room with direct access to the balcony, a fully integrated kitchen, the master bedroom has fitted wardrobes and an en suite shower room, the 2nd bedroom is a smaller double, there is also a family bathroom.

Tucked quietly away on the banks of the river Medway this modern development is located close to Maidstone West train station. All amenities are at your fingertips from the Lockmeadow complex with bars, cinema and restaurants to the high street and Fremlin Walk offering a huge range of shops and department stores. There are 2 mainline stations direct to London and easy access for the M20 and M2 Motorways to the coast and to London.

Kingfisher Meadow is an ideal investment to add to any portfolio, in the current market we would expect to achieve up to £1150pcm giving a very healthy yield. The property has been successfully rented for many years and is currently tenanted, there is an option to purchase with the tenants in situ meaning no void periods or relet fees.

Please note the cladding is scheduled to be replaced to bring the building to an EWS1 rating in line with PAS9980 guidance. Taylor Wimpy have confirmed that the remedial works will start early 2024. Taylor Wimpy have agreed to meet the cost of replacing it and no contribution will be requested by the current owner or any proposed buyer.

Call TMS Estate Agents today to arrange your viewing.

Communal Entrance Hall

Secured entry door with coded access, lift access to all floors.

Apartment

Entrance Hall

Hardwood door, entry phone system, large storage cupboard housing hot water tank and shelving, fitted carpet, electric heater.

Lounge

16' 8" x 12' 4" (5.08m x 3.76m) Double glazed patio doors to balcony and double glazed full length window to side, fitted carpet, electric radiator.

Kitchen

8' 11" x 6' 3" (2.72m x 1.91m) Range of wall, drawer and base units with marble effect work surfaces, 1 and a half bowl stainless steel sink with mixer taps, inset electric oven and hob with extractor fan, integrated fridge freezer and washing machine, vinyl flooring.

Bedroom 1

14' 2" x 10' 4" (4.32m x 3.15m) Double glazed window to communal garden, fitted mirror wardrobes, fitted carpet, electric radiator.

En Suite

Fully tiled corner shower unit, pedestal wash hand basin, low flush W.C, extractor fan, part tiled walls, vinyl floor, heated towel rail.

Bedroom 2

9' 6" x 9' (2.90m x 2.74m) Double glazed window over communal garden, fitted carpet, tumble drier vent, electric radiator,

Bathroom

Panelled bath with mixer taps, pedestal wash hand basin, low flush W.C, extractor fan, part tiled walls, vinyl floor, heated towel rail.

External

Communal Gardens

Communal gardens with seating areas.

Parking

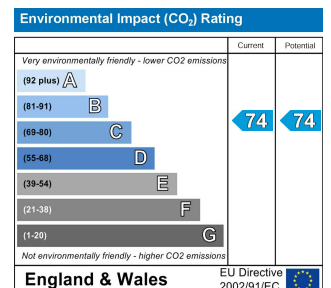
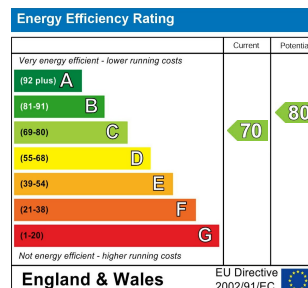
Allocated parking space.





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.



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