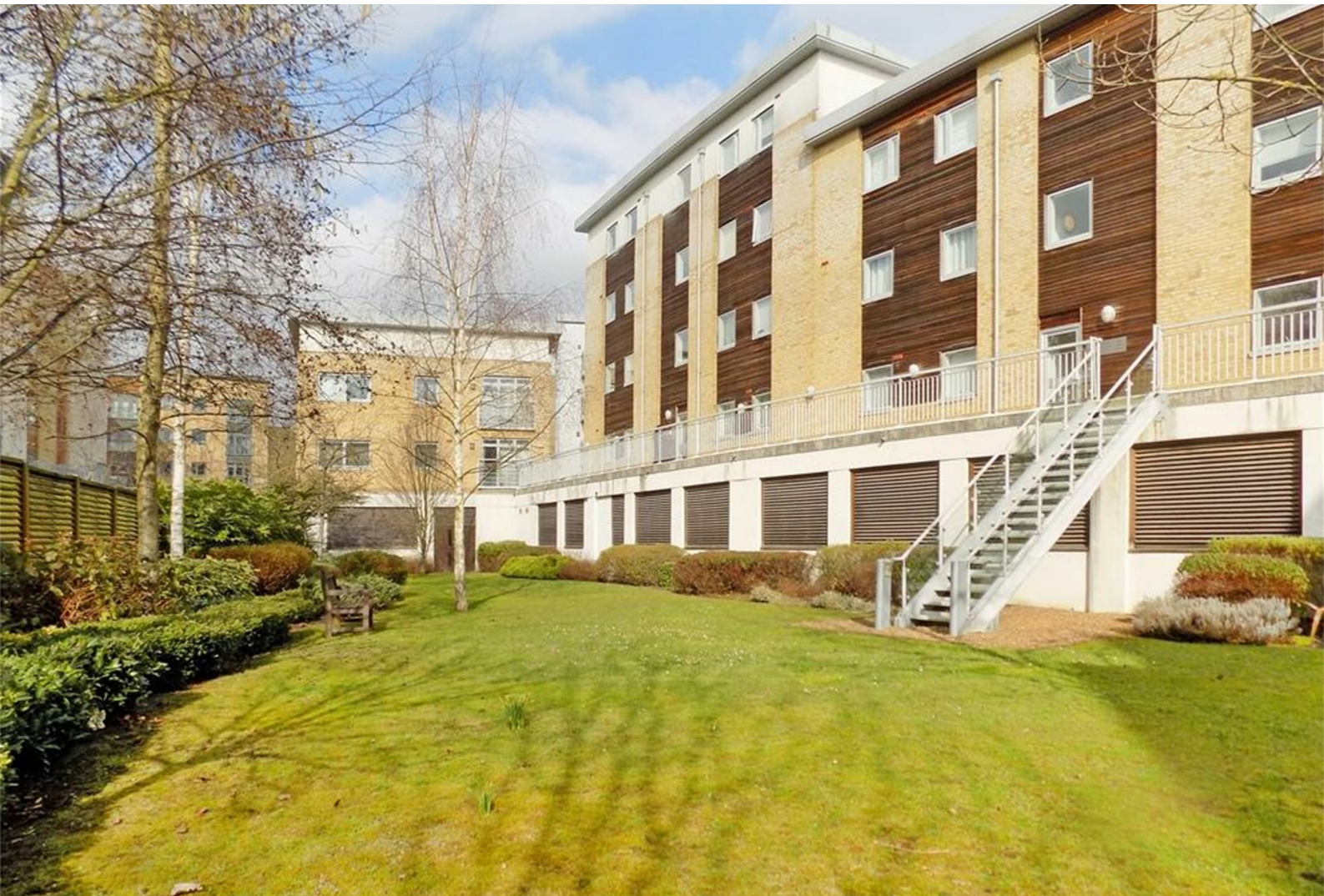




TMS

ESTATE AGENTS



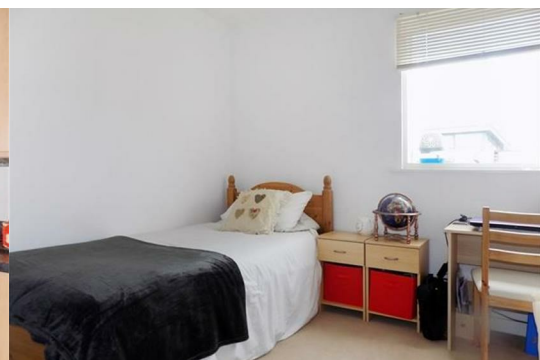
34 Kingfisher Meadow, Maidstone, ME16 8RB

£1,250 Per Month



- 2 BED 2ND FLOOR APARTMENT
- RIVERSIDE LOCATION
- AVAILABLE IMMEDIATELY
- 6 MONTH LET THEN ROLLING CONTRACT
- CITY CENTRE LOCATION WITH EXCELLENT TRANSPORT LINKS

- 2 BATHROOMS
- PARKING
- INTEGRATED APPLIANCES
- GATED DEVELOPMENT / UNFURNISHED
- COUNCIL TAX - D / EPC - C



AVAILABLE IMMEDIATELY ~ CENTRAL MAIDSTONE ~ 6 MONTH CONTRACT

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. Tucked quietly away on the river this modern development also offers easy access to Maidstone town Centre with its famous shopping mall Fremlin Walk and Moat Park for all your sports and leisure. There are 2 mainline stations direct to London and easy access for the M20 and M2 Motorways to the coast and to London.

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.

Perfect apartment for a professional couple looking to work from home, sorry but pets are not allowed under the terms of the lease.

Please be aware that the Landlord will be listing the property for sale towards the summer of 2026 Therefore the tenancy will be for 6 months primarily then a rolling contract.

Council tax band D / EPC - C / DEPOSIT 5 weeks rent £1442.30/ holding deposit £288.46
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £37,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000

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 16'7" x 12'4" (5.08m x 3.76m)

Double glazed patio doors to balcony and double glazed full length window to side, 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, 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 8'11" (2.90m x 2.74m)

Double glazed window over communal garden, 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

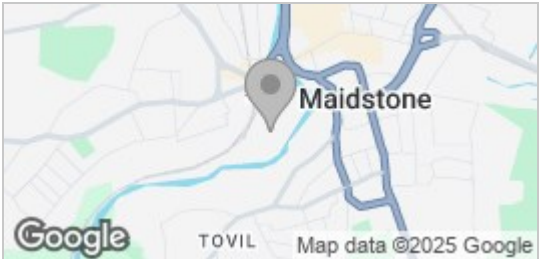
Communal Gardens

Communal gardens with seating areas.

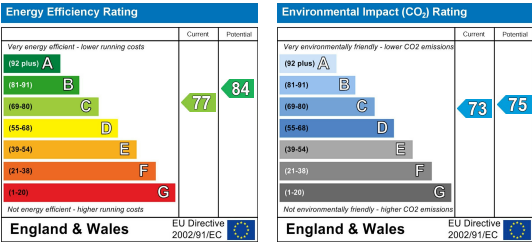
Parking

Allocated parking space.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.