



Connells

Fant Lane
Maidstone



Property Description

This three bedroom property is available in the ideal location of Maidstone with having access to town centre and motorways. This property has much to offer to first time buyers and investment. With having the bonus of a separate living room and lounge area. Also having the family bathroom on the ground floor. Following on the first floor there is the three bedrooms.

Maidstone is the largest town in Kent and lies 32 miles south east of London, trains run directly into London taking no longer than an hour on the fast train. The popular Bluewater shopping centre is only 20 miles away however if you like a day out to the coast, Whitstable is only 28 miles away.

The town centre boasts two main shopping centres, The Mall and Fremlin Walk, with a mixture of the high streets favourite stores plus some unique stores too. It has a vast selection of restaurants and bars and offers vibrant nightlife.

Maidstone is a fantastic location to reach all attractions Kent has to offer and is perfect for couples, families and groups of friends with a real mixture of different things to do varying for exploring castles, enjoying fresh local food, special events, sport activities, beautiful countryside walks and numerous villages.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Lounge

12' 7" Max x 10' 8" Max (3.84m Max x 3.25m Max)

Dining Room

11' 5" Max x 11' 4" Max (3.48m Max x 3.45m Max)

Kitchen

8' 10" Max x 6' 8" Max (2.69m Max x 2.03m Max)

Bathroom

First Floor

Landing

Bedroom One

14' 9" Max x 11' Max (4.50m Max x 3.35m Max)

Bedroom Two

11' 1" Max x 8' 3" Max (3.38m Max x 2.51m Max)

Bedroom Three

11' 8" Max x 8' 2" MaX (3.56m Max x 2.49m MaX)

Rear Garden







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/MAI407255



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MAI407255 - 0004