



**Connells**

St. Annes Court  
Maidstone



St. Annes Court  
Maidstone ME16 0UQ

for sale offers in excess of  
**£124,995**



### Property Description

Available for the over 55's, this first floor apartment in the heart of Maidstone has a lot to offer. With spacious living room opening to a private balcony and large double bedroom. A separate kitchen and bathroom complete this property along with the added benefit of available parking and communal garden.

Being so close to the town centre, you are in an ideal location for easy access to all the high street shops on Fremlin Walk, cafes, pubs, restaurants, and family entertainment the county town has to offer. Most conveniently is Maidstone Barracks train station or fast links into London. The M20 is just a short drive away for quick links by road into the capital and to the coast.



## Entrance Hall

## Lounge

12' max x 10' max ( 3.66m max x 3.05m max )

## Kitchen

8' 8" max x 7' 1" max ( 2.64m max x 2.16m max )

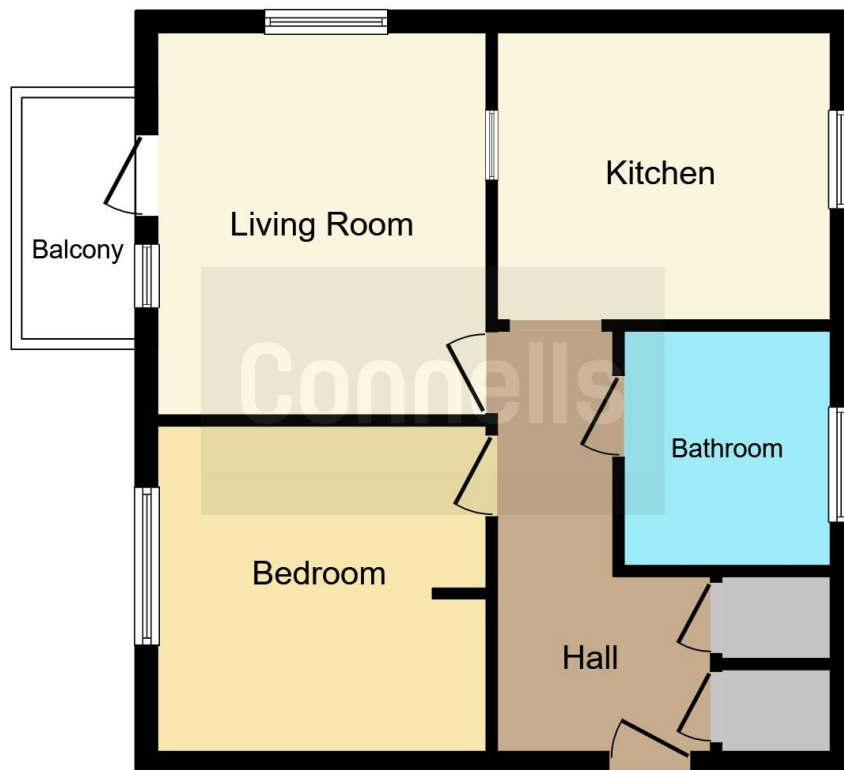
## Bedroom One

14' max x 8' max ( 4.27m max x 2.44m max )

## Bathroom







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 2166.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI407738](http://connells.co.uk/Property/MAI407738)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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: MAI407738 - 0011

