



**Connells**

Ulysses House Rosalind Drive  
Maidstone



# Ulysses House Rosalind Drive Maidstone ME14 2FL

for sale offers over  
**£295,000**



## Property Description

This exquisite two bedroom penthouse is a rare find, nestled in Maidstone town centre, within walking distance of Maidstone train station. As you step inside the apartment you have the perfect modern family space of an open plan kitchen/living room, with integrated appliances and the island. With an entrance to the wrap around balcony from this room there are beautiful views. Situated in an extremely convenient location with so many local amenities on your doorstep. Here you are a stones throw from Maidstone town centre which offers an array of shops, bars and restaurants as well as Maidstone East train station where there are direct services to London stations.



## Entrance Hall

## Kitchen/Diner/Lounge

26' Max x 19' 4" Max ( 7.92m Max x 5.89m Max )

## Wrap Around Balcony

## Bedroom One

17' 5" Max x 14' 5" Max ( 5.31m Max x 4.39m Max )

## En Suite

## Bedroom Two

14' 1" Max x 10' 4" Max ( 4.29m Max x 3.15m Max )

## Bathroom

## Parking



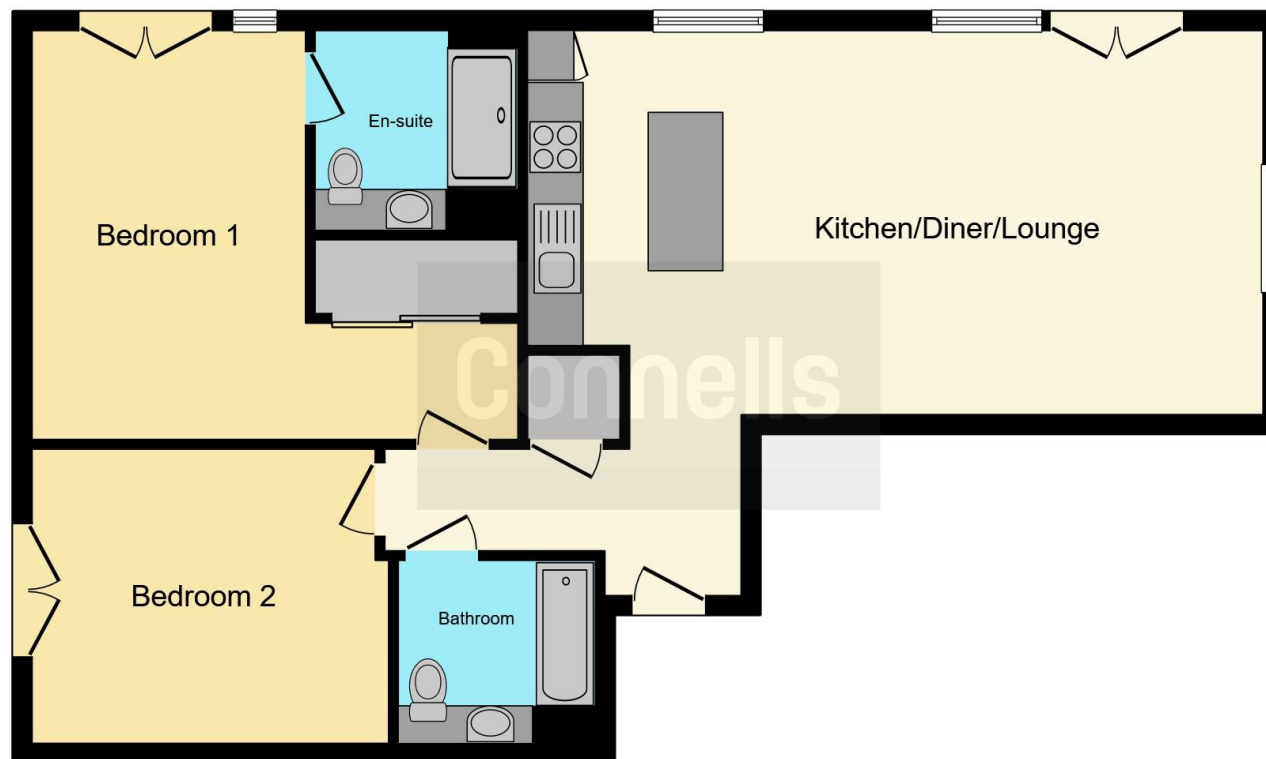












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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

30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 1516.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI407476](http://connells.co.uk/Property/MAI407476)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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