



**Connells**

Sandlewood Court  
Maidstone





### Property Description

Embrace effortless living in this charming two-bedroom apartment nestled in the sought-after area of Allington! Boasting allocated parking and convenient access to local amenities, Maidstone Hospital and Barming Station.

This property offers the perfect blend of comfort and practicality. The open-plan kitchen/diner creates a welcoming space for entertaining and relaxing, making this the ideal home for first-time buyers or those looking to downsize in style.

Allington is a modern popular village situated alongside the sides of the A20 road west of Maidstone. It has two primary schools; Allington Primary and Palace Wood. The Mid Kent Shopping Centre is located in the middle of Allington with the added benefit of the popular Waitrose.

Allington is on the doorstep of the M20 making easy access to London as well as the Coast. Allington Lock is a popular spot within the Maidstone River Park, which runs from Teston County Park to Aylesford, a pleasant 12 km walk along the river medway. Popular with runners and cyclists. It is home to attractions such as All St Saints Church, Gallagher Stadium, Lockmeadow Centre, Medway Towpath and Whatman Park. Allington Lock is not far from Allington Castle, which is privately owned so access is limited to pre-arranged trips.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Entrance Hall

## Lounge/Kitchen

24' 6" Max x 9' 9" Max ( 7.47m Max x 2.97m Max )

## Bedroom One

14' 9" Max x 9' 5" Max ( 4.50m Max x 2.87m Max )

## Bedroom Two

9' 6" Max x 7' 4" Max ( 2.90m Max x 2.24m Max )

## Bathroom

## Agents Note

Service charge quoted included the ground rent

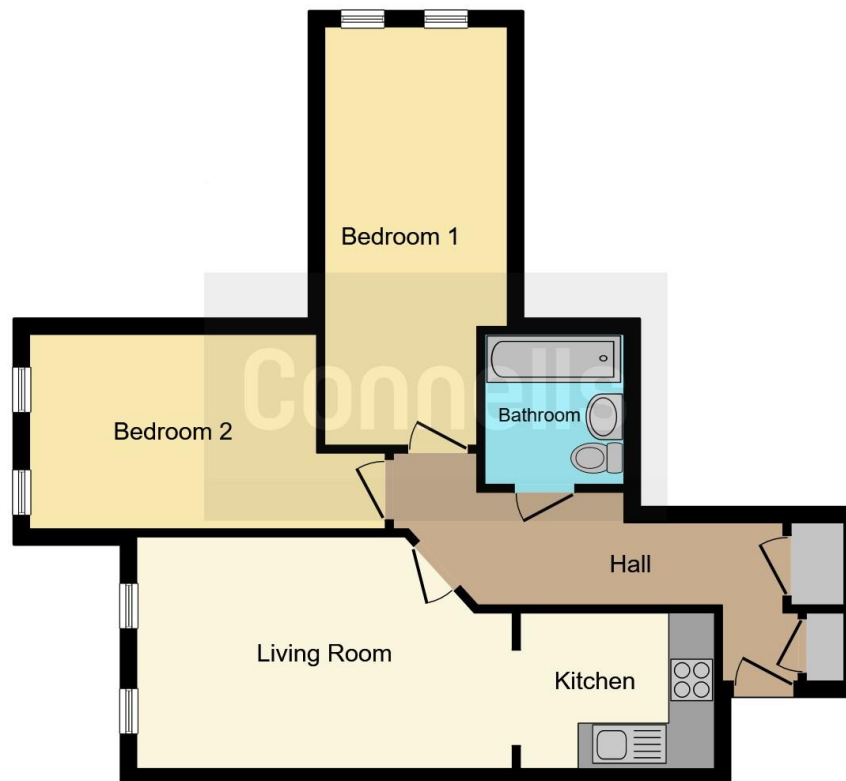












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Service Charge:  
 1560.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI407810](http://connells.co.uk/Property/MAI407810)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: MAI407810 - 0006