



**Connells**

Acacia House Ashford Road  
Maidstone





### Property Description

A generously sized one-bedroom apartment situated on the first floor of a modern development on Ashford Road, Maidstone. Built between 1996 and 2002, this property offers 592 sq ft of well-proportioned living space, making it one of the larger flats in the building.

The flat comprises a bright and airy living/dining room, perfect for relaxing or entertaining.

A separate kitchen with ample storage and workspace.

A double bedroom with space for wardrobes and additional furniture.

A modern bathroom and entrance hallway with storage options.

The property benefits from double-glazed windows, It is leasehold and located in a low flood risk area, making it a secure and practical choice for buyers.

Positioned within walking distance of Maidstone East and West train stations, and close to Valley Invicta Primary School and Maidstone Grammar School for Girls, this flat offers excellent access to education, transport, and town centre amenities.



## Entrance Hall

## Lounge

17' 4" x 16' ( 5.28m x 4.88m )

## Kitchen

9' 4" x 6' 6" Max ( 2.84m x 1.98m Max )

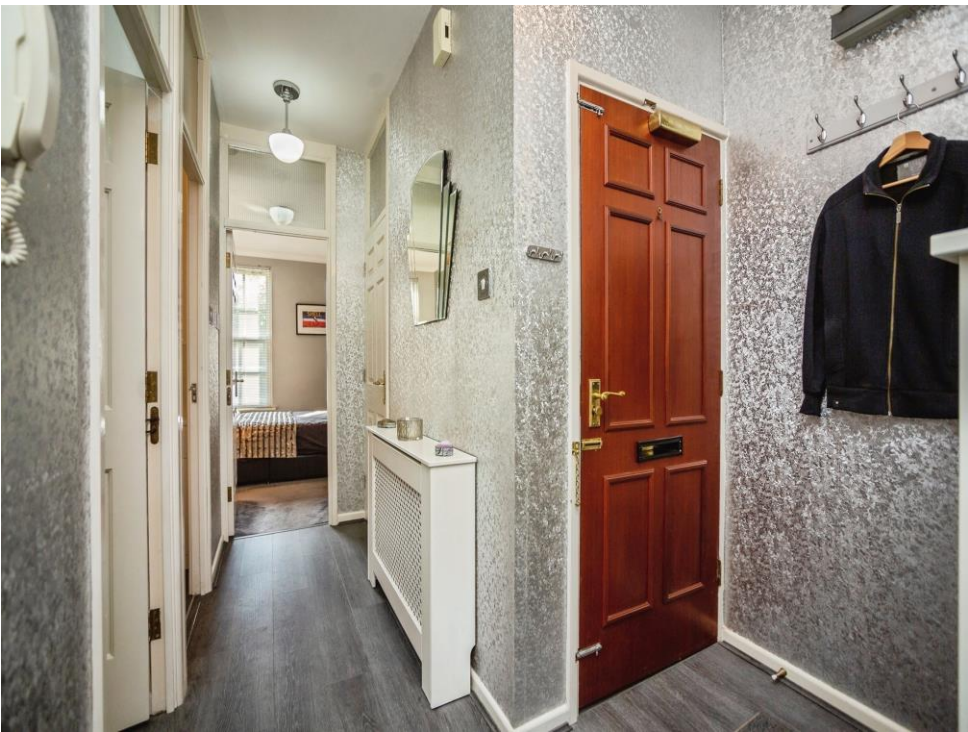
## Bedroom

16' 7" Max x 11' 7" Max ( 5.05m Max x 3.53m Max )

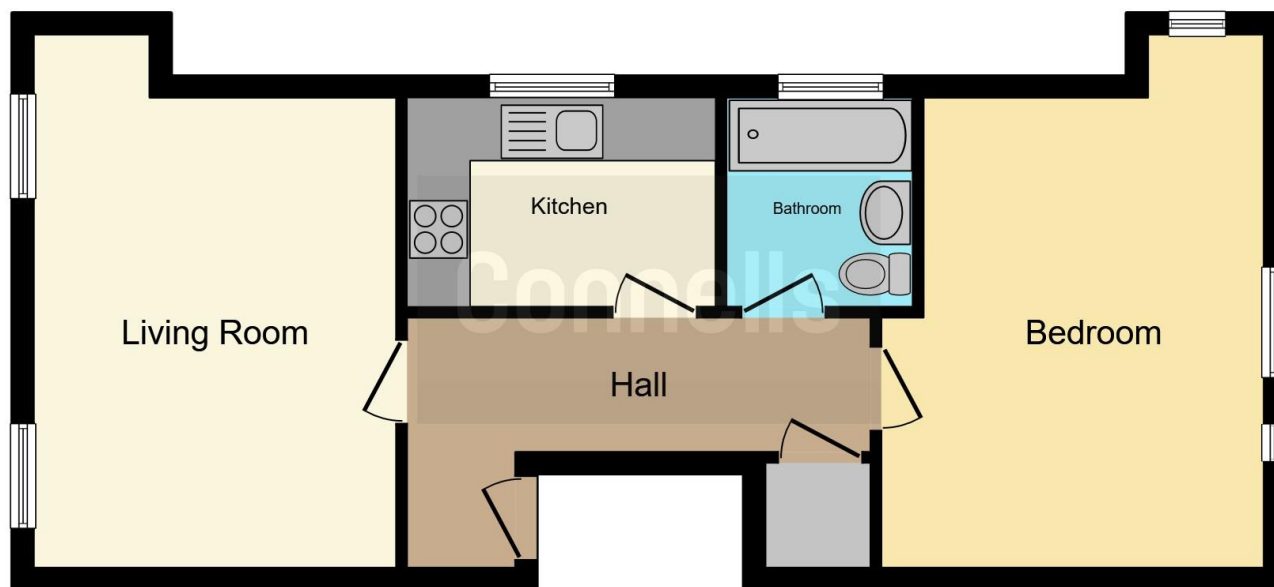
## Bathroom











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

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30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 2000.00

Ground Rent:  
 112.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408258](http://connells.co.uk/Property/MAI408258)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. 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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