

Bluebell
ESTATES



63, Sandling Park, Sandling Lane, Maidstone, ME14 2NY
Offers In Excess Of £195,000

About this property.....

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £195000

If you are looking for a spacious modern apartment on a prestigious out of town development then look no further as this one really takes some beating. This gorgeous light-filled, first-floor apartment has an OPEN-PLAN LIVING SPACE incorporating living and dining areas and a modern kitchen and a LARGE BALCONY with views to the North Downs, the perfect space to unwind in after a long hard day. There are 2 double bedrooms with the principal having an en-suite shower room and a separate bathroom. As you enter this exclusive development through the electric gates the driveway meanders past well tended communal gardens to the car park for this building where an allocated space can be found. This really is a special property and we recommend an early viewing to avoid disappointment.

Situation.....

The property is located to the North of Maidstone in the area of Sandling with its easy access to the Kent countryside and the popular Whatman 'Millennium' Park which runs alongside the river. Maidstone is the County town of Kent and as such boasts extensive retail, entertainment and leisure facilities in addition to numerous state and grammar educational establishments. London couldn't be more accessible with trains to London St Pancras in 19 Minutes from Ebbsfleet station (20 Minutes away by car) and Maidstone East station being just 1.4 miles away by foot or bike with trains to London Bridge, Charing Cross and Victoria from 46 Minutes. The property is also situated very close to junction 6 of the M20 providing access to London and the coast.









What the owner says.....

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers



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First Floor



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

