



William Shipley House, Knightrider Court,, Knightrider Street,,  
*Offers In Excess Of £150,000*

## *Key Features*

- Stunning One Bedroom Flat
- Underground Allocated Parking
- Modern & Well-Presented Throughout
- Open-Plan Living
- Master Bedroom with Built-In Wardrobe
- 115-Year Lease Remaining
- Strong Investment Potential - 7.88% Gross Yield - 6.41% Net Yield
- EPC Rating D
- Council Tax Band C

## *Property Summary*

Located in the sought-after William Shipley House, this well-presented one-bedroom flat offers modern living in a convenient location close to Maidstone town centre. With 115 years remaining on the lease, this property is ideal for first-time buyers, professionals, or investors.

• 115 Year Lease • Service Charge: £2350 (Annually) • Ground Rent: £340 (Annually)





## Property Overview

A standout feature of this property is the new secondary double glazing, fitted just under a year ago. This upgrade helps to improve insulation and reduce external noise, ensuring a comfortable and peaceful living environment.

Additionally, residents benefit from a secure underground car park, with an allocated parking space for one car. With easy access to Maidstone's shopping, dining, and transport links, this flat offers a fantastic opportunity for those seeking a well-connected and stylish home.

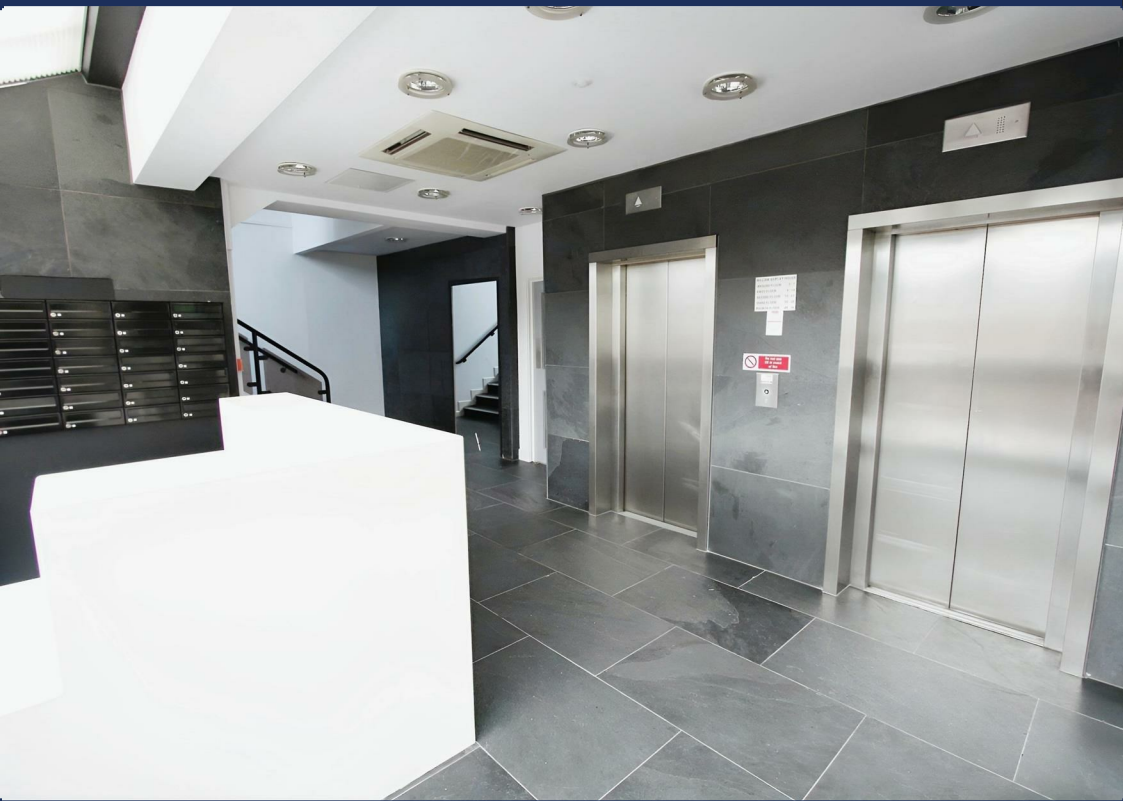
The master bedroom is bright and spacious, featuring a built-in wardrobe for added storage. The property also includes a modern bathroom and an open-plan lounge and kitchen, creating a stylish and functional living space. Large windows allow for plenty of natural light, enhancing the contemporary feel of the home.

## About The Area

Maidstone, the county town of Kent, is a vibrant and well-connected location offering a fantastic mix of shopping, dining, and leisure facilities. With a bustling town centre, residents enjoy access to major retail stores, independent shops, cafés, bars, and restaurants. The area also boasts scenic riverside walks along the River Medway, historic sites such as Leeds Castle, and several parks, making it a great place for both work and leisure.

For commuters, Maidstone offers excellent transport links, with three train stations providing direct services to London and surrounding areas. The nearby M20 motorway ensures easy road access to the capital, the coast, and beyond. The town is also home to well-regarded schools, colleges, and healthcare facilities, making it a desirable location for professionals and families alike.

With its strong rental market, lively atmosphere, and convenient connections, Maidstone is a fantastic place to live and invest in.



## Open Plan Living Space

12'2 x 18'9

## Bedroom

10'6 x 8'11

## Bathroom

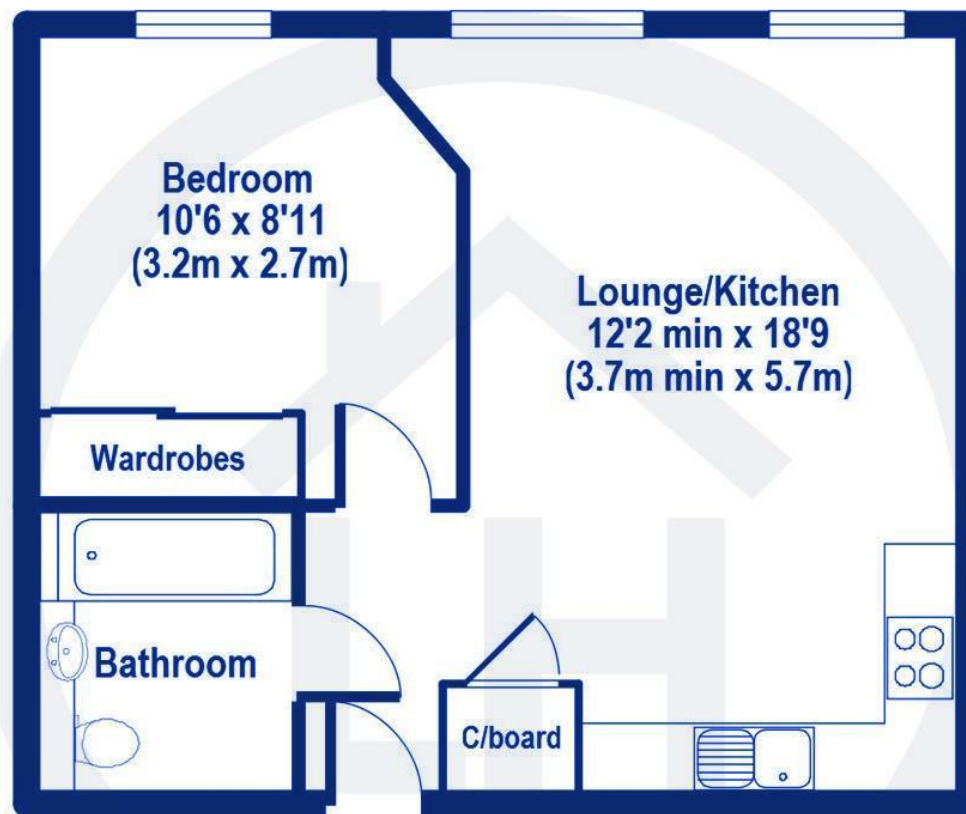
## Underground Parking

## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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APPROX GROSS INTERNAL FLOOR AREA: 427.27 sq. ft / 39.71 sq. m

### William Shipley House

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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