



**18 Hengist Court Marsham Street  
, Maidstone  
ME14 1BT  
Guide Price £90,000 - £100,000**



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Marsham Street**

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ME14 1BT**

**Retirement apartment**



## Description

\*Retirement home Over 60's only\* Great opportunity to purchase this well maintained first floor apartment forming part of this sought after age restricted retirement development, which incorporates a living room, day room with dining area, laundry/ironing room, library area, entrance foyer and cloakroom. Outside there are communal gardens and barrier restricted secure parking. There is a Manager in situ who is the first point of contact for maintenance issues etc. The light and airy apartment benefits from UPVC double glazed windows

## Location

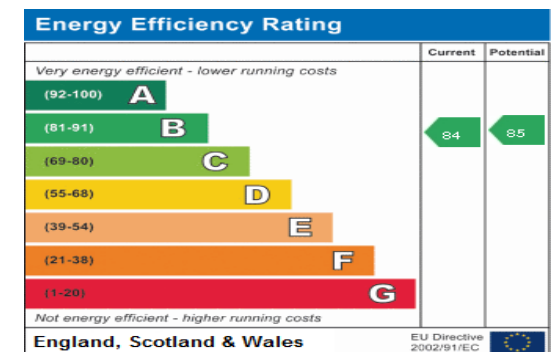
Located in this well established and convenient residential position within a 1/4 of a mile of the town centre with its excellent selection of amenities including shopping facilities at The Mall and Fremfords Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

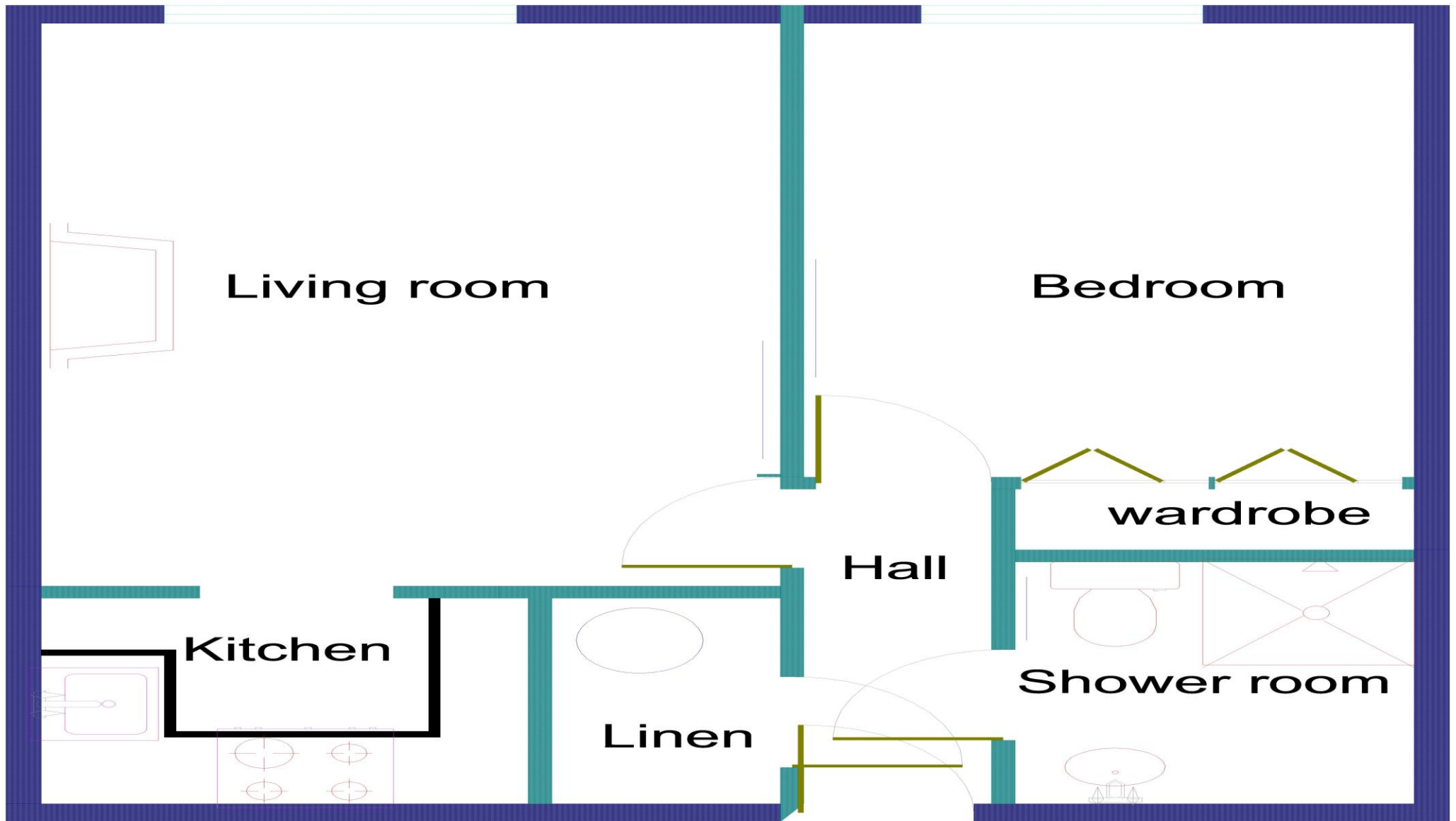
## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**





Floor area 460sq' approximately.

N.B:Not to scale, for guidance only.



## ON THE FIRST FLOOR

### COMMUNAL ENTRANCE FOYER

With security entry phone. Staircase and lift.

### APARTMENT 18

#### ENTRANCE HALL

Security entry phone. Emergency lifeline unit, Built-in shelved linen cupboard with lagged copper cylinder with fitted immersion heater supplying domestic hot water throughout. Modern consumer unit and service meters.

#### SITTING ROOM 15' 4" x 10' 7" (4.67m x 3.22m)

UPVC double glazed windows to rear. Coal effect electric fire. Electric storage heater. Archway to:

#### KITCHEN 7' 4" x 5' 5" (2.23m x 1.65m)

Fitted kitchen with a range of high and low level cupboards with white door and drawer fronts with stainless steel fittings. Complementing working surfaces with stainless steel sink unit, tiled splashbacks. Integrated Panasonic combination oven. Ceramic hob with extractor hood over. Fridge/freezer. Vinyl flooring. Extractor fan.

#### BEDROOM 12' 2" x 8' 7" (3.71m x 2.61m)

UPVC window to rear affording a northern aspect. One wall light point. Built-in wardrobes. Electric storage heater.

#### SHOWER ROOM

Beige suite comprising; Glass shower cubicle with fully tiled walls and thermostatically controlled

shower. Vanity wash hand basin with storage under. Low level W.C. Fully tiled walls. Vinyl flooring. Electric wall heater. Heated towel rail. Extractor fan.

#### OUTSIDE

Communal garden and parking area.

#### Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road. At the end of the road, at the junction with the prison wall turn left at the traffic lights into Well Road, taking the second turning on the right into Hedley Street. At the end of the road turn left into Union Street, turning first right into Wyatt Street at the end of the road turn left into Marsham Street and the property will be found after 100 metres on the left hand side.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

