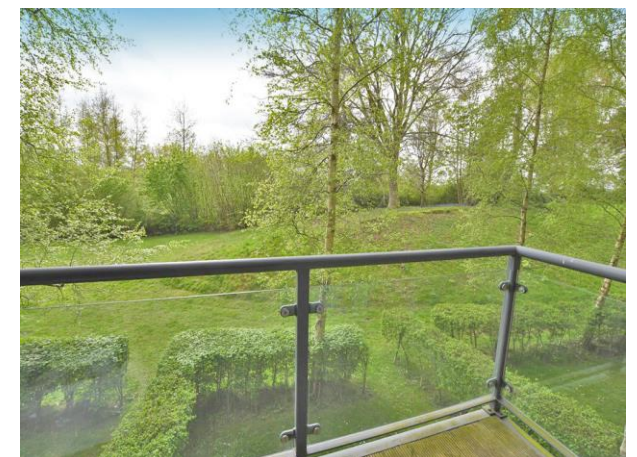




**38 Sandling Park  
Maidstone  
ME14 2NY**

**Guide Price £175,000 - £195,000**

**38**  
**Sandling Park**  
**Maidstone**  
**ME14 2NY**



## Description

A wonderful opportunity to purchase this superb 1st floor apartment located on the unique and award winning Sandling Park development. Set in private park like grounds with access from automatic security gates where tranquility is assured. The design reflects the setting with use of natural materials, ragstone, cedar allowing the building to harmonize with its surroundings. The apartment is well fitted and decorated with south facing windows and balcony, there is a light and airy living room, fitted kitchen with appliances, huge double bedroom, luxuriously appointed and refitted shower room, new electric heating, surrounded by stunning gardens and allocated parking.

## Location

Conveniently placed on the outskirts of Penenden Heath on the north side of the County town within easy access of the extensive motorway network. Local shops are available at Penenden Heath and provide for everyday needs with the town centre being some one and half miles distant offering a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. To the east of the County town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The River Medway has lovely walks along the tow path and access to the Millennium Park and amphitheatre.

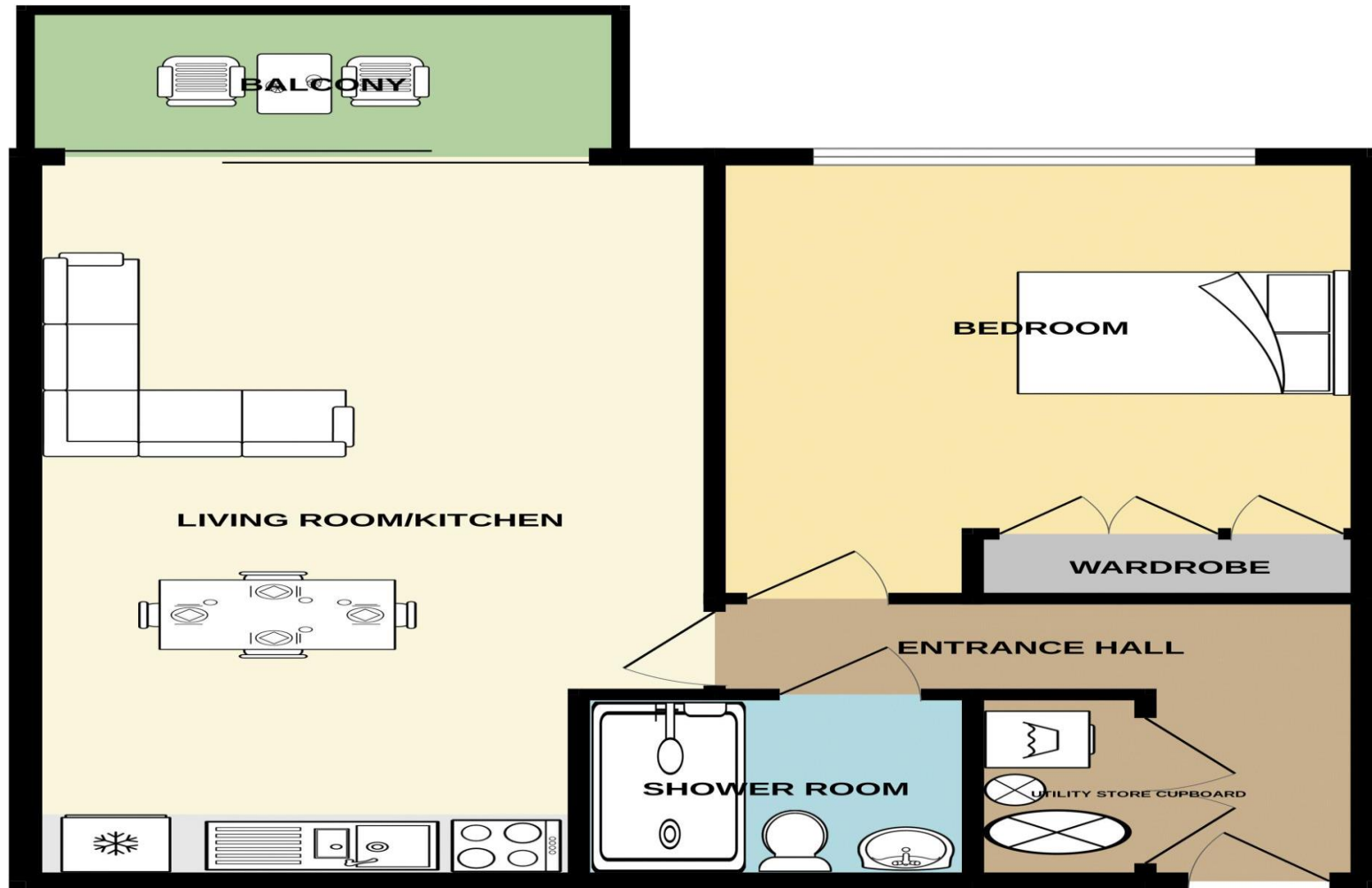
## Council Tax Band

## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON THE GROUND FLOOR

Communal entrance foyer with porcelain tiled floor, lift and stair case to first floor landing, security entry phone.

### APARTMENT 38

#### LSHAPED ENTRANCE HALL

Security entry phone, large double built in utility store cupboard, with plumbing for washing machine and pressurised hot water system.

#### LIVING ROOM 24' 7" x 14' 8" NARROWING TO 12' 2" AT THE PATIO DOORS (7.49m x 4.47m)

New electric heater, carpeted lounge/dining room with sliding patio doors to balcony, with stunning views over the communal gardens.

KITCHEN AREA, recently refitted units in Mediterranean blue with stainless steel fittings and granite effect work surfaces and upstand, stainless steel sink and mixer, four burner electric hob, oven beneath, extractor hood above, smoked glass splash back, integrated fridge/freezer, counter top lighting, tile effect flooring.

#### BEDROOM 15' 5" x 11' 6" (4.70m x 3.50m)

A generously proportioned room, 1 double and 1 single built in wardrobe, new electric heater, window with a delightful outlook.

#### SHOWER ROOM

Just fitted White suite with chrome fittings and integrated storage cupboards, twin step in shower, glass screen display niche, rain forest shower head and hand shower, wash hand basin, wc, ceramic tiled floor, heated mirror, panel heater.

## OUTSIDE

The property stands amidst stunning park like grounds with rolling landscaped wooded areas with mature Beech and Oaks, proliferated with bluebells and cowslips, a joy.

## Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane and Sandling Park will be found after approximately half a mile on the left hand side. After entering the gated complex the property will be found immediately on the right in the first building.



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