



30 Old School Place
, Maidstone
ME14 1EQ
Guide Price £190,000

**30
Old School Place**

**Maidstone
ME14 1EQ**

NO CHAIN



Description

South facing first floor apartment forming part of this award winning development of an Edwardian girls school. The well planned and spacious accommodation extends to 700 sq ft and has oak flooring, double glazed windows, electric panelled heating with reasonable running costs the current vendors pay £135 per calendar month for all heating, lighting and cooking. Access to attractive communal gardens with a play area, 1 allocated parking space, plus secure visitors spaces and a communal cycle store. Conveniently placed within a quarter of a mile of the town centre and mainline railway station. Agents Note: Maintenance charge £206 a month, approx £2,400 per annum. There are 102 years left on a 125 year lease. No chain.

Location

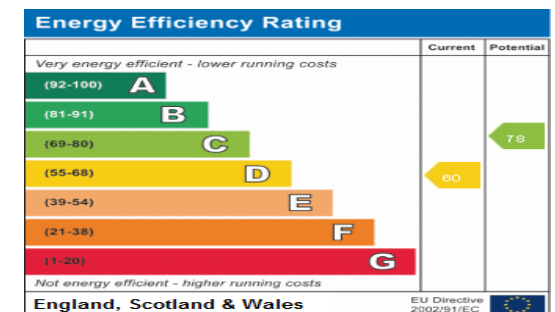
Maidstone offers an excellent selection of shopping facilities and The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema, The Millennium Park and two railway stations connected to London. Within 1/2 mile is Mote Park with it's 450 acres, boating lake, leisure centre and swimming pool. Educationally the area is well served with the local Northborough and St Pauls, Sandling and Eastborough Primary Schools catering for infants and juniors with a wider selection of schools for older children in and around the town centre.

Council Tax Band

C

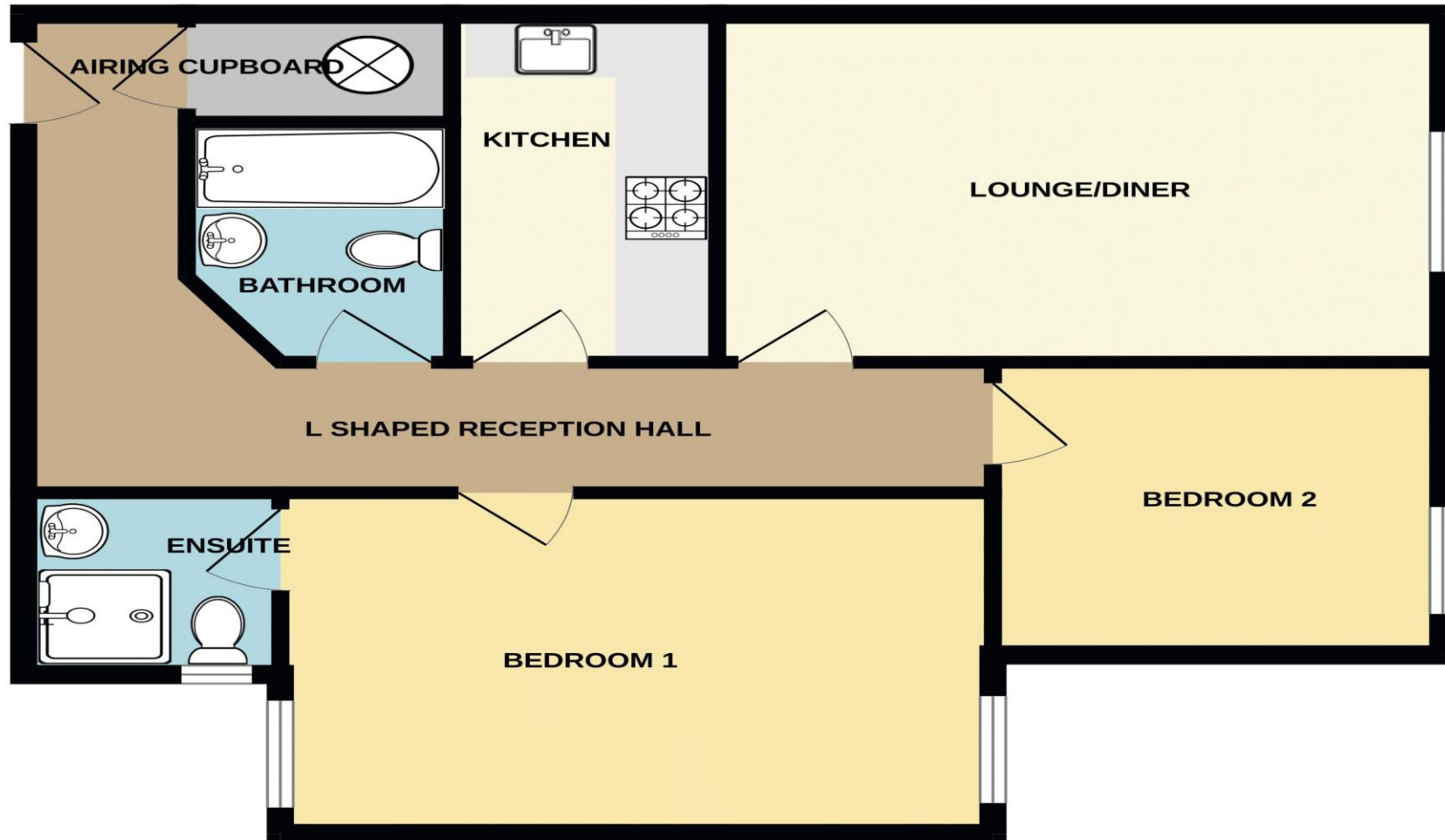
VIEWINGS STRICTLY BY APPOINTMENT

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



Address:
30 St. Peter's Church, Maidstone, ME14 1EQ

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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

Security entry phone, staircase to first floor landing. Apartment 30.

ON THE FIRST FLOOR

L-SHAPED ENTRANCE HALL 21' 10" x 14' 2"
(max) (6.65m x 4.31m)

Oak flooring, panelled heater, built-in cupboard housing hot water cylinder with fitted immersion supplying domestic hot water, consumer unit.

LOUNGE / DINING ROOM 15' 10" x 10' 8" (4.82m x 3.25m)

Oak flooring, window to front affording a southern aspect, panel heater.

KITCHEN 10' 8" x 6' 5" (3.25m x 1.95m)

Fitted with units having wood grain finish, working surfaces. Enamel sink, four burner electric hob with extractor hood above and oven beneath, plumbing for washing machine, space for fridge freezer. Wood laminate flooring, tiled splashbacks.

BEDROOM 1 15' 2" x 10' 10" (4.62m x 3.30m)

Double aspect windows, oak flooring, panel heater.

EN-SUITE SHOWER ROOM

White suite, chromium plated fittings, marble effect ceramic tiling to the floor and walls, raised shower tray, glass cabinet, wash hand basin with cupboard and drawers beneath, low level WC, window to side, panel heater.

BEDROOM 2 9' 9" x 9' 1" (2.97m x 2.77m)

Oak flooring, panel heater, window to front affording a southern aspect.

FAMILY BATHROOM

White suite, chromium plated fittings, panelled bath with mixer tap and hand shower, pedestal wash hand basin, low level WC, tiled splashbacks, curtain rail, ceramic tile floor, panel heater.

OUTSIDE

Well tended communal gardens surround the property with many of the architectural features retained from the buildings historic past, with fan shaped steps and railings. Allocated parking space, further visitor spaces, communal play area and cycle store.

Directions

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turn right at the third set of traffic lights, just beyond the Queen Anne Public House. Proceed along Union Street and the property will be found a short distance along on the right hand side as indicated by our sign board.



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