



**12 Barden Court St. Lukes Avenue
Maidstone
ME14 5AP
£150,000**

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Description

Modern ground floor apartment forming part of this prestigious development of McCarthy Stone retirement homes set in neatly laid communal gardens on the favoured northern outskirts of the town. The Barden Court retirement development offers excellent facilities with qualifying age of 60 or over respectively, with laundry room, guest accommodation, communal lounge, 24 hour care line and on site manager office hours Monday - Friday. The apartment is arranged on 1 floor and has been modernised with fitted kitchen and bathroom/shower room, double glazing, and fitted wardrobes to the bedroom. The accommodation benefits from emergency pull cords linked to 24hr assistance, UPVC framed double glazing and electric heating.

Location

Conveniently placed within 1/2 a mile of the town centre, The County Town offers an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, library, multi-screen cinema, theatre 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

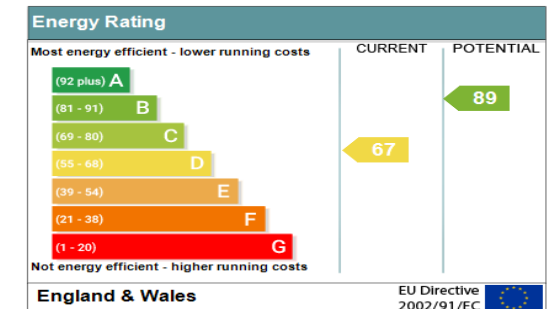
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VIEWINGS STRICTLY BY APPOINTMENT

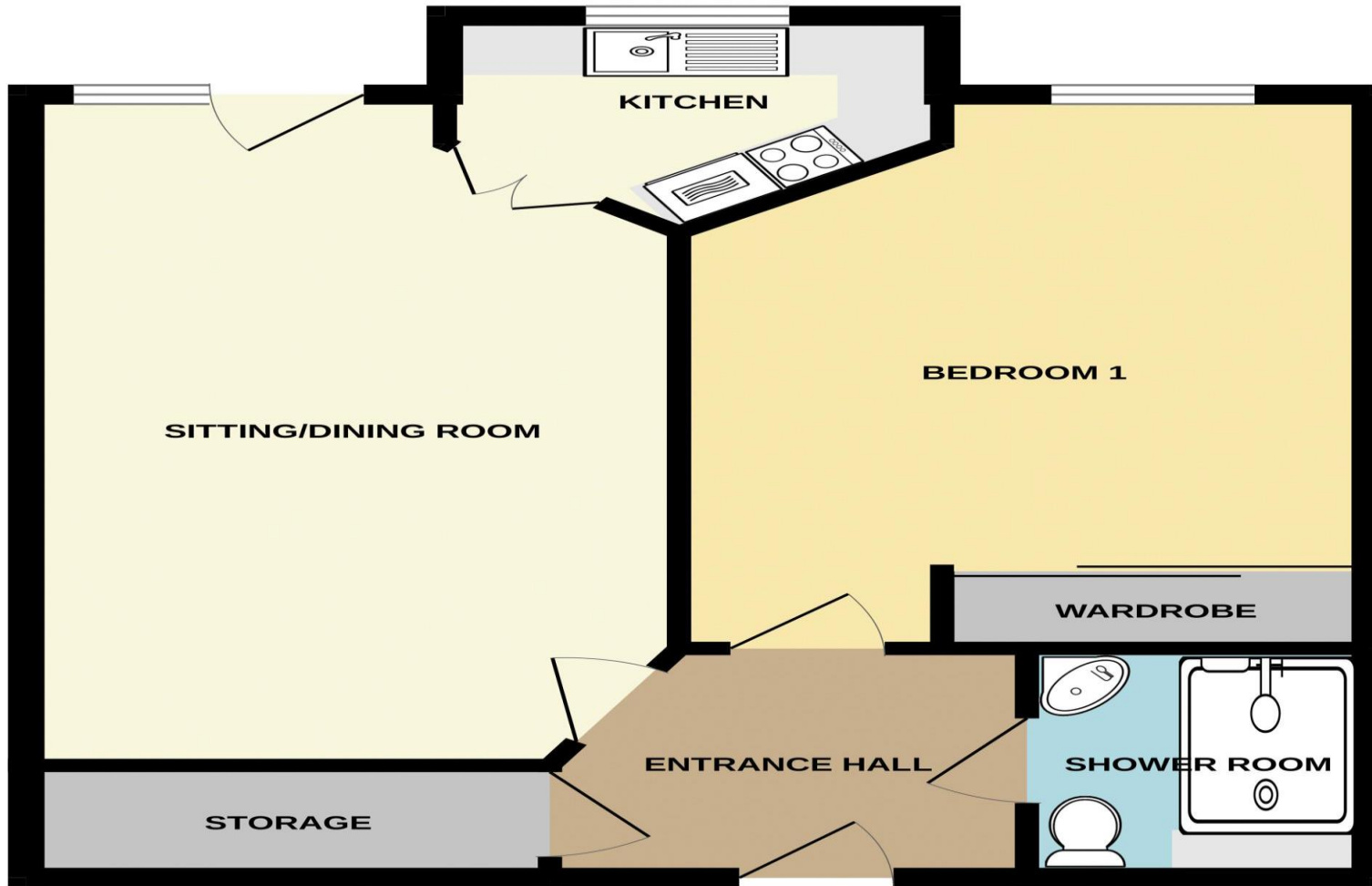
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Address: 12 Barden Court, St. Lukes Avenue, MAIDSTONE, ME14 5AP
RRN:



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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COMMUNAL ENTRANCE FOYER

Access to Managers Office, laundry room and guest suite. Communal lounge with seating and small kitchen area. Lift and staircase to first floor landing.

APARTMENT 12

Spacious entrance hall with security entrance phone, emergency pull cord, built in storage cupboard with hot water cylinder providing domestic hot water throughout.

LOUNGE 19' 9" max 10' 7" (6.02m x 3.22m)

Featuring single casement door with a light and bright outlook over the well maintained south facing communal gardens, electric storage heater, emergency pull cord, double doors to kitchen.

BEDROOM 13' 7" Max 9' 3" (4.14m x 2.82m)

Window to rear with a southern aspect. Built in wardrobes with sliding doors. Electric storage heater. Carpet. Emergency pull cord.

BATHROOM

Spacious contemporary bathroom with white corner hand basin with cupboard beneath, low level wc, large full width walk in shower with chrome electric shower head, heated towel rail, emergency pull cord, extractor, fully tiled walls and vinyl flooring, modern downlighters.

KITCHEN 7' 7" x 6' 5" Max (2.31m x 1.95m)

Modern contemporary kitchen with cream doors and chrome door handles, complimentary laminate worksurfaces with cream tiled upstand. Single Neff electric cooker with extractor above and 4 ring electric hob. Single chrome sink with mixer tap. AEG Washing machine, window to rear overlooking communal gardens.

OUTSIDE

The property is set in well maintained communal gardens with mature trees and shrubs, resident private parking area.

Directions

From our Penenden Heath office proceed in an easterly direction into Peneneden Heath Road, at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road at the second set of traffic lights turn right into Holland Road, taking the first turning on the right into St Lukes Avenue and Barden Court will be found some distance along on the right hand side.



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