



**7 Orchard House Hazlitt Drive  
Maidstone  
ME16 0YU  
Price £250,000**

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## Description

Delightful first floor apartment forming part of this award winning development. Conveniently located within easy access of the London Road yet occupying a quiet residential position. There are excellent local amenities close by. The light and airy accommodation is arranged on one floor and extends in all to 780sq ft with GFCH and UPVC framed double glazed windows. Allocated parking space. Oak faced internal doors with Chrome furniture.

**Agents Note:** It is considered that this property would achieve between £1150 to £1200 as a monthly rental.

## Location

This area of Maidstone is renowned for excellent educational facilities with popular local and infant junior school and a wide range of schools and colleges for older children. Within a stones throw there are local convenience stores and supermarket for everyday needs. The town centre offers excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library 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

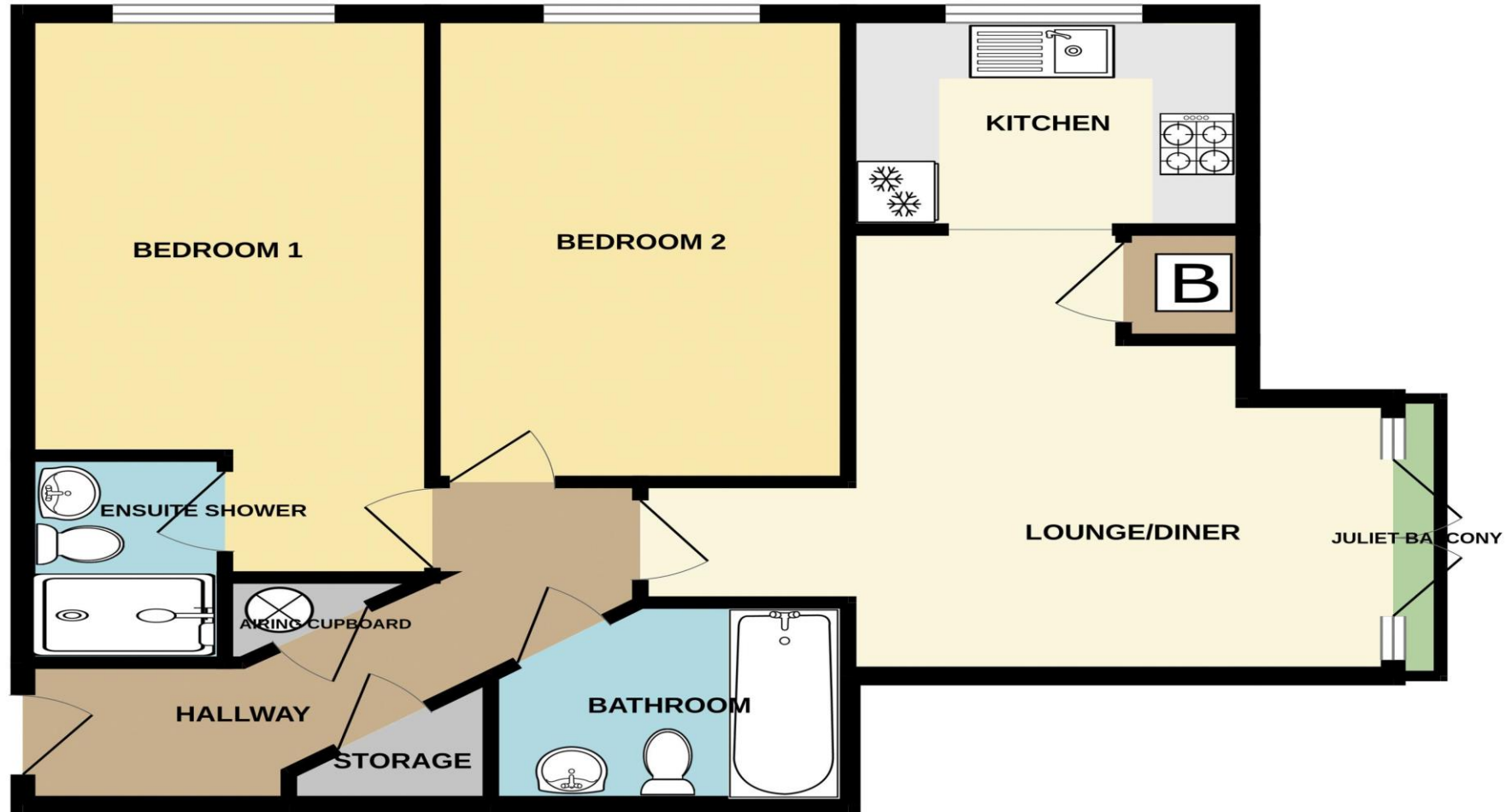
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## VIEWINGS STRICTLY BY APPOINTMENT



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 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

### ENTRANCE FOYER

With security entrance phone.

### APARTMENT 7

### ENTRANCE HALL

Security entry phone, built-in linen cupboard with lagged cylinder, built-in storage cupboard.

### LOUNGE / DINER 15' 3" x 13' 4" (4.64m x 4.06m)

Radiator, built-in cupboard housing gas fired boiler supplying central heating and domestic hot water throughout, double casement doors and windows with Juliet balcony overlooking communal gardens and spotlights.

### KITCHEN 10' 4" x 7' 3" (3.15m x 2.21m)

Well fitted with wood effect units and complimenting working surfaces, tiled splashbacks, 5 burner gas hob with extractor fan above and oven beneath, space for washing machine, stainless steel sink with drainer, integrated fridge freezer and dishwasher, vinyl flooring and window.

### BEDROOM 1 18' 4" x 9' 8" (5.58m x 2.94m)

Radiator, window.

### EN-SUITE SHOWER ROOM

White suite, low level wc, wash hand basin with mixer tap, shower cubicle, tiled splashbacks and wood effect vinyl flooring.

### BEDROOM 2 14' 7" x 9' 7" (4.44m x 2.92m)

Radiator, window.

### BATHROOM

White suite, low level wc, wash hand basin with mixer tap, panelled bath, wood effect vinyl flooring, contemporary towel rail.

### OUTSIDE

Allocated parking space, communal gardens surround the property, push bike storage and dustbin storage.

### Directions

From Maidstone leave via the Tonbridge Road, A26 heading in a Westerly direction, getting into the right hand lane following signs to The London Road, turning right into Terrace Road, bearing left onto The London Road A20. After the second set of traffic lights take the first turning on the left into Queens Avenue. Take the first turning on the right into Vicary Road. Take the second turning on the right into Hazlitt Drive, at the end of the cul de sac, turn right onto the new development and Orchard House will be found immediately in front of you.



SALES OFFICES  
01622 671200



[sales@ferrisandco.net](mailto:sales@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)



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

