



4 Barming Walk
Barming, Maidstone
ME16 9AH
OIRO £240,000

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Maidstone
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Description

Stunning well fitted first floor apartment, built in 2016 to a high specification on the former Edwardian nurses home grounds. The light and airy apartment features a superb living room with 4 windows which together with the continuous wood laminate flooring creates a spacious and contemporary living space. This attractive building has decorative brickwork to the elevations with string coursing, quoins, soldiering, gables and dormers. There is rear vehicular access and parking with 116 year lease remaining on the 125 year lease with a service charge of approximately £1400 per annum and a ground rent of £370 per annum Potential rental income £1350pcm. Conveniently located within easy access of Maidstone hospital, local schools and the extensive motorway network.

Location

Located on the western outskirts of the town in the Barming area, with great connections to London and the East Coast via the M20. For travel by rail, Barming train station is situated approximately 1 mile away with regular services to London Victoria and Ashford International. Maidstone East is also close by with added services to London Charing Cross. There are a selection of shops and food outlets within a 1/4 of a mile as is Maidstone hospital with regular bus services into the Town Centre. Educationally the area is well served with infant and junior schools on the Beverly estate and off Queens Road. For older children there is a wide selection of schools and colleges within 1/2 a mile. Maidstone town centre is some 2 miles distant with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema. The M20/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

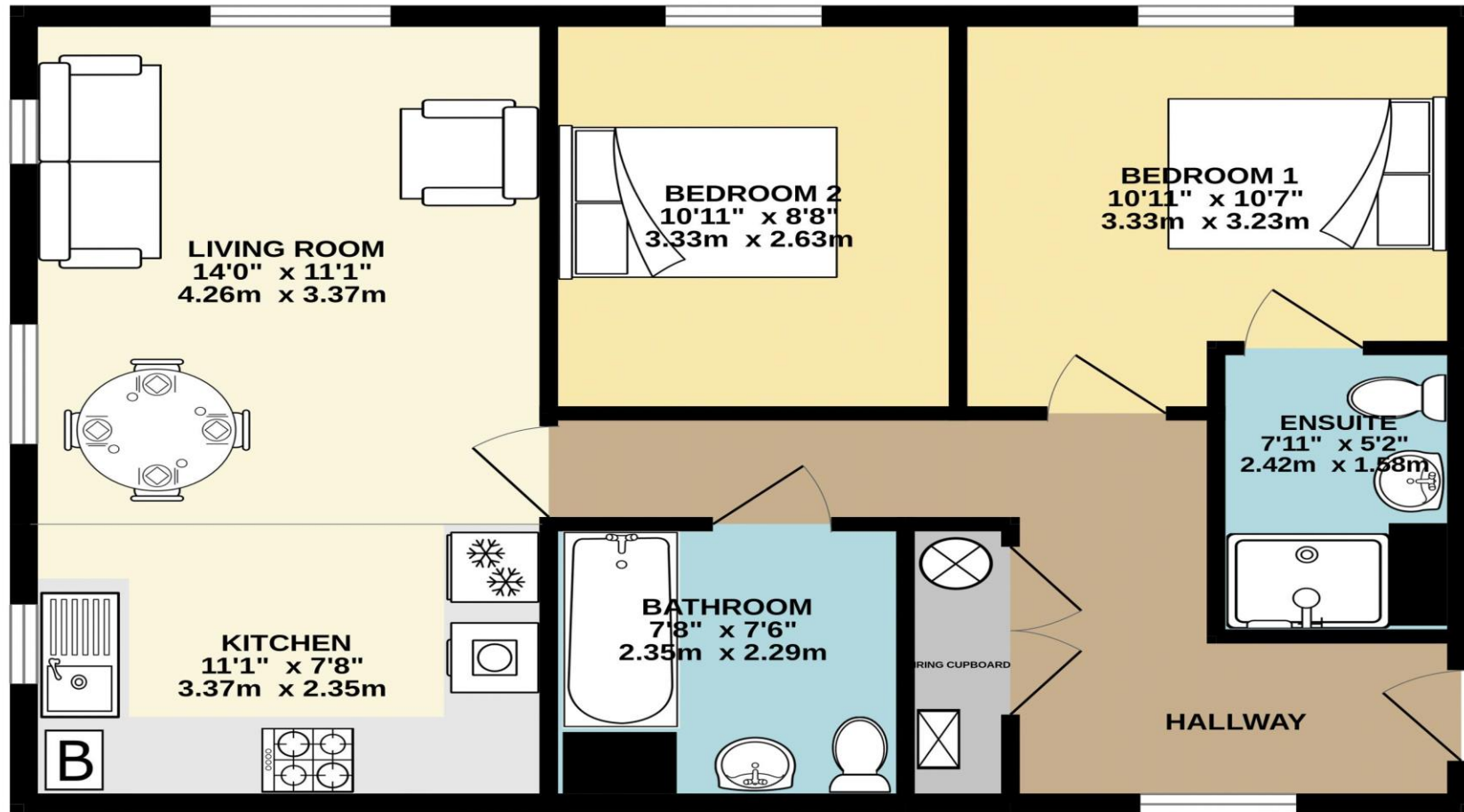
VIEWINGS STRICTLY BY
APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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 security entry phone, and fob entry.

FIRST FLOOR LANDING

APARTMENT 4

HALLWAY

Spacious L Shaped entrance hall with security entry phone, continuous laminate flooring, double radiator, window to rear, double built in storage cupboard housing modern consumer unit, Tribune hot water cylinder with fitted immersion, and Titon air circulation system.

OPEN PLAN LIVING ROOM/KITCHEN

KITCHEN AREA 11' 1" x 7' 8" (3.38m x 2.34m)

Comprehensively fitted with dove grey high gloss door and drawer fronts, stainless steel fittings, graphite coloured work surfaces and upstand, 1 and half bowl stainless steel sink unit, mixer tap, 4 burner electric hob with stainless steel splashback and extractor hood above, eye level oven, integrated fridge/freezer, window to side, cupboard housing gas fired boiler supplying central heating and hot water throughout. Ceramic tiled floor.

LIVING ROOM 14' 0" x 11' 1" (4.26m x 3.38m)

Continuous laminate flooring, 4 windows with double aspects, double radiators.

BEDROOM 1 11' 0" x 10' 7" (3.35m x 3.22m)

Window to front, eastern aspect, radiator, double built in wardrobe cupboard with mirrored doors.

ENSUITE SHOWER ROOM

White contemporary suite, twin shower cubicle, hung hand basin with mixer tap, WC, chrome heated towel rail, medicine cabinet, ceramic tiled floor and walls.

BEDROOM 2 10' 9" x 8' 8" (3.27m x 2.64m)

Window to front affording an eastern aspect, radiator,

BATHROOM

White contemporary suite, chrome fittings, panelled bath, hung hand basin, low level WC, half tiled walls, fully tiled around bath area, mirror and medicine cabinet, ceramic tiled floor, chrome heated towel rail.

OUTSIDE

Communal gardens surround the property, allocated parking space approached by an arched access of Robinson Avenue.

Directions

From Maidstone leave via the Tonbridge Road, A26 in a westerly direction. After approximately 1 1/2 miles and at The Cherry Tree traffic lights, continue until reaching the next traffic lights turning right into Fountain Lane. Proceed through the next traffic lights into Hermitage Lane, take the first turning on the left into Oakapple, then immediately left into Robinson Avenue.. The property is front facing onto Hermitage lane, entrance at the front.



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