



Flat 32 Lee Heights Bambridge Court
Maidstone
ME14 2LG
OIRO £199,995

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Bambridge Court**

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Description

A spacious, light and airy first floor apartment with west facing windows to all rooms. The accommodation extends to in excess of 800 sq ft with a Juliet balcony to the lounge / dining room. Conveniently located on the favoured northern outskirts of the Town, with great links to the motorway network. The County Town may be accessed along a delightful tow path on the River Medway. Sold with no forward chain. Agents Note: There are 135 years remaining on the lease, ground rent is £200 per annum and the service charge is currently £2,000 per annum. It is considered that this property would achieve £1250 as a monthly rental.

Location

Lee Heights is conveniently placed on the northern outskirts of the town with easy access to the river and tow path which provide a most attractive walk into the county town. Maidstone has an excellent selection of amenities which include two museums, theatre, county library, multi-screen cinema 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
C

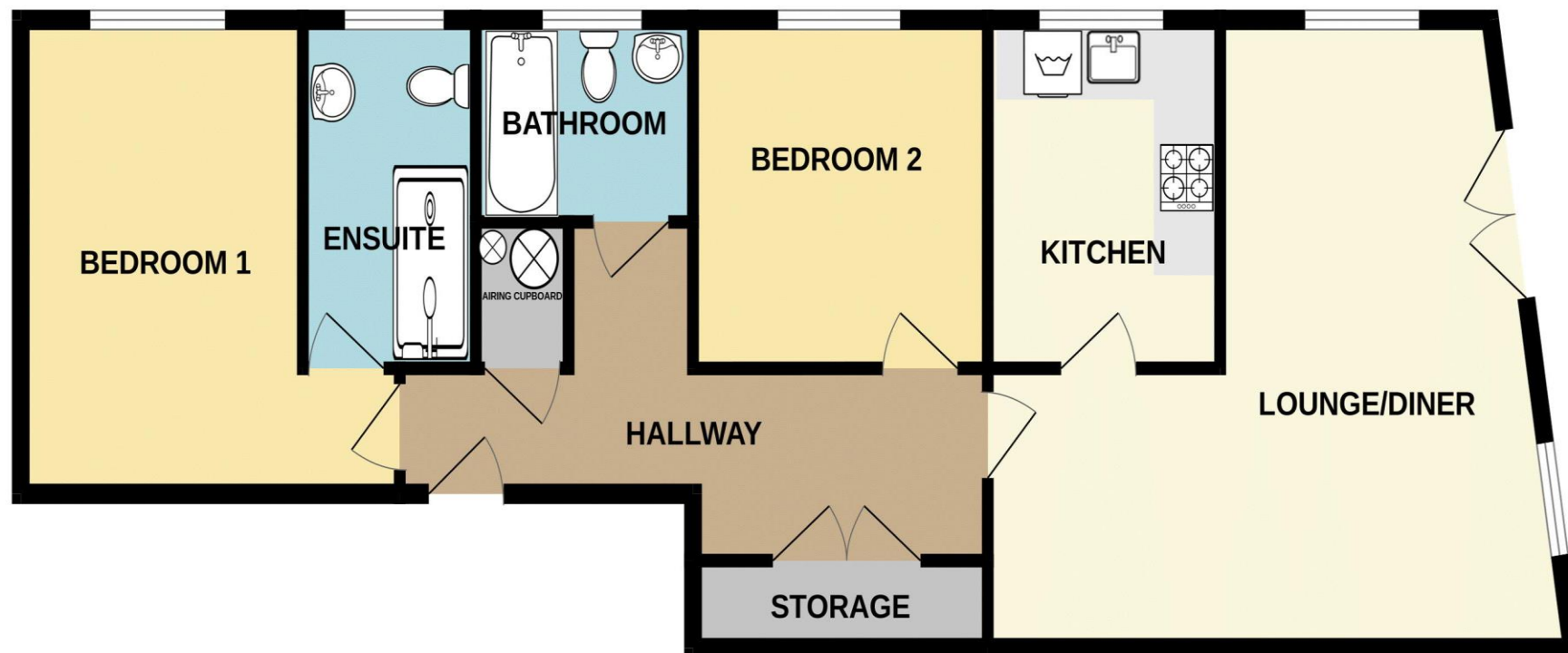
VIEWINGS STRICTLY BY
APPOINTMENT

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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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

Secure entry door, post boxes, lift and stairs to upper floors.

ON THE FIRST FLOOR

APARTMENT 32

ENTRANCE HALL 19' 7" x 9' 10" (5.96m x 2.99m)

Secure entry phone, electric radiator, storage cupboard with Santon Premier Plus unvented hot water system, double door built-in storage cupboard housing consumer unit.

LOUNGE DINER 19' 6" x 18' 3" (5.94m x 5.56m)

Light and airy L-shaped room with dual windows, double casement doors with Juliet balcony, electric radiator. Door to:

KITCHEN 10' 1" x 7' 9" (3.07m x 2.36m)

Comprehensively arranged kitchen with a range of high and low level units, under cupboard lighting, wood effect working surfaces, integrated oven with four burner electric hob and extractor fan above, stainless steel sink with mixer tap and drainer, window, partly tiled walls, tiled splashback and upstand, integrated Hoover washer dryer, space for fridge freezer, wood effect vinyl flooring, low voltage recess lighting.

BEDROOM 1 13' 9" x 9' 5" (4.19m x 2.87m)

Window, electric radiator, door to:

EN-SUITE SHOWER ROOM 10' 1" x 5' 9" (3.07m x 1.75m)

White suite with chrome fittings, low level WC, wash hand basin with mosaic tiled splashback, glass shelf and mirror with light above, step in shower cubicle with mosaic tiling, glass shower screen and door, frosted glass window, heated towel rail, shaver point, extractor fan and vinyl flooring.

BEDROOM 2 10' 1" x 9' 10" (3.07m x 2.99m)

Window, electric radiator.

BATHROOM 7' 3" x 5' 10" (2.21m x 1.78m)

White suite with chrome fittings, low level WC, wash hand basin with tiled splashback, panelled bath with tiled walls and hand held shower, marble effect vinyl flooring, window, shaver point and extractor fan.

OUTSIDE

One allocated parking space, visitor bays available, bin store, gated development with secure entry system.

Directions

From Maidstone leave via the A229, on Fairmeadow a continuation of which is Engineers Road, at the Springfield library take the first exit for Springfield turning right passing the old library and Leigh Heights will be found at the end of the road on the left hand side, with automatic gates.



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