



2 Orache Drive
Weaving, Maidstone
ME14 5UG
Asking Price £225,000

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Weaving
Maidstone
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Description

Delightfully presented ground floor apartment with direct access to the communal gardens at the rear and an allocated parking space. This light and airy apartment offers well proportioned bedrooms, family bathroom, open plan kitchen / living room with a single casement door to the south facing communal gardens. Apartments on Grove Green are particularly popular with first time buyers, investors and also are great retirement options. The property has great rental potential with an expected monthly rent of £1,200 PCM. Agents note: offered with 159 year lease, annual service charge of £1800.

Location

Located in this well established and highly sought after residential position in the heart of the Grove Green development, with it's excellent selection of local amenities which include a parade of shops with supermarket, chemist, doctors surgery, pub and community centre. Educationally the local St John's School is highly regarded and there is easy access to both Vinters Park and Mote Park with the later having 450 acres, boating lake, leisure centre and municipal swimming pool. For commuters the mainline railway station in Bearsted is approximately one mile distant with connections to London on the Victoria Line. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including a wider range of schools for older children and two museums, theatre, County library and 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

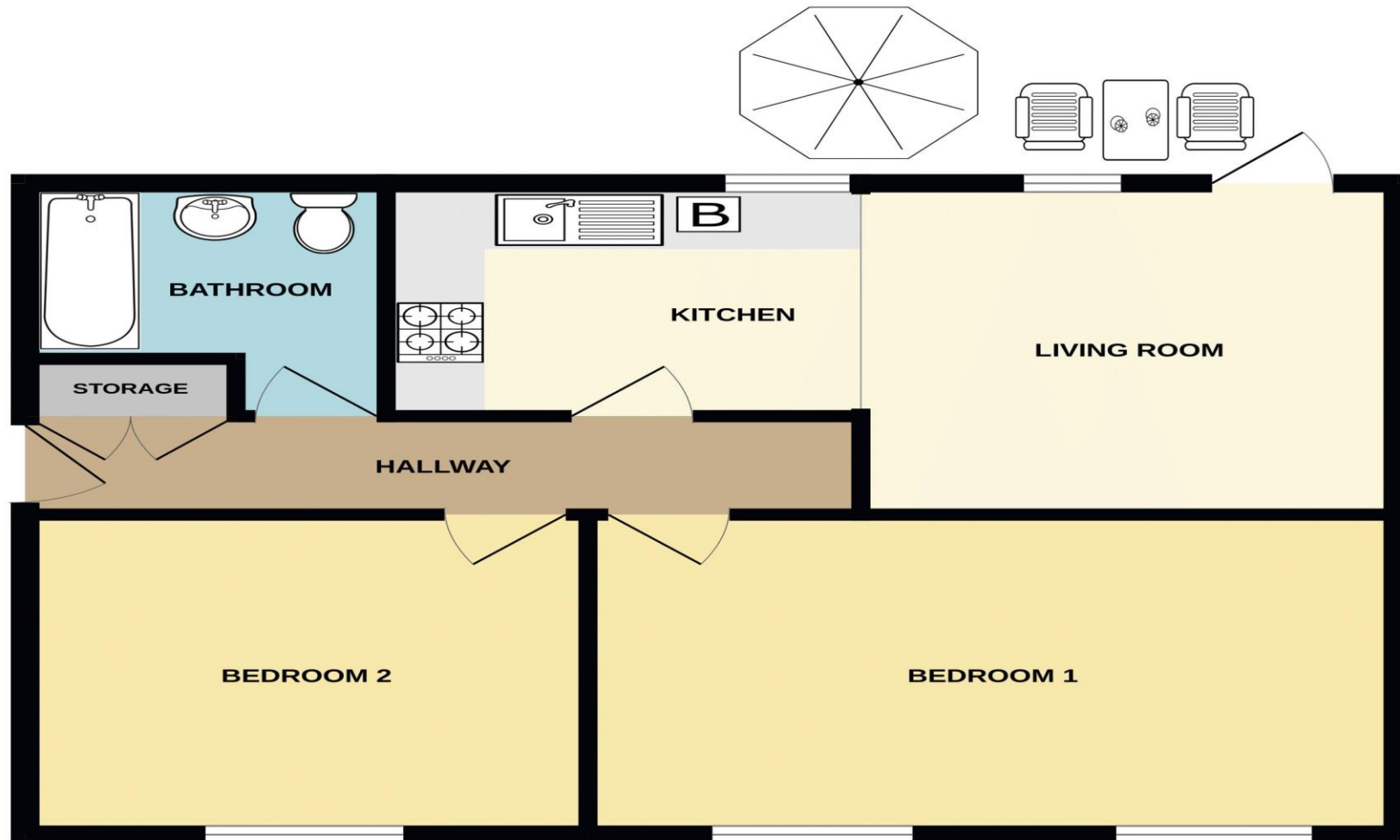
VIEWINGS STRICTLY BY
APPOINTMENT

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		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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.

APARTMENT 2

ENTRANCE HALL

Double built-in storage cupboard, continuous wood laminate flooring, radiator.

KITCHEN 9' 5" x 7' 4" (2.87m x 2.23m)

Comprehensively fitted with charcoal grey high gloss door and drawer fronts with stainless steel fittings and complimenting wood block effect working surfaces and upstand. Stainless steel sink with mixer tap, four burner electric hob with stainless steel splashback, extractor hood above and oven beneath. Space for fridge and washing machine, wall mounted Vaillant gas fired boiler supplying heating and domestic hot water throughout. Window overlooking rear communal gardens, southern aspect, continuous laminate flooring, wide access to:

LIVING ROOM 11' 2" x 10' 7" (3.40m x 3.22m)

Continuous laminate flooring, two radiators, window and casement door overlooking communal gardens, southern aspect.

BEDROOM 1 16' 4" x 10' 4" (4.97m x 3.15m)

Two windows to front with fitted blinds, double radiator.

BEDROOM 2 11' 7" x 10' 4" (3.53m x 3.15m)

Window to front, double radiator.

BATHROOM

White suite, chromium plated fittings, continuous laminate flooring, integrated storage cupboards, panelled bath with mixer tap, shower attachment, glass shower screen, wash hand basin with mixer tap, low level WC, metro tiled splashbacks, double radiator.

OUTSIDE

Paved patio area, immediately adjacent to the casement door from the living room, beyond which is an extensive lawned area with shrubs, pleasantly secluded by a boundary wall, side pedestrian access, communal garden shed, allocated parking space.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, proceed for approximately 1/2 a mile and at The Kims roundabout take the first exit into New Cut Road. At the next roundabout take the first exit into Grovewood Drive North, turning first right into Provender Way, first left again into Orache Drive and the property will be found on the right hand side.



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