



Flat 2 Guinevere point Waterhouse Avenue
Maidstone
ME14 2FJ
OIRO £230,000

**Flat 2 Guinevere point
Waterhouse Avenue**

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ME14 2FJ**



Description

Well proportioned ground floor apartment, available for immediate occupation with no forward chain. The accommodation boasts two double bedrooms with ensuite shower and separate spacious bathroom. Lounge / dining room with balcony, fitted kitchen with integrated appliances. Extending to just over 700 sq ft. Easy access to the River Medway, Allington Castle and the Millennium Park. From the moment the threshold is crossed, the spacious nature of this apartment is plain to see. Agents Note: There are 999 years remaining on the lease, ground rent is £350 per annum and the service charge is currently £2,046 per annum. It is considered that this property would achieve £1350 as a monthly rental. Allocated parking Space.

Location

Set amidst the historic charm of the County Town of Kent with the river Medway meandering through Maidstone. Conveniently placed within easy striking distance of the town centre with it's excellent selection of amenities which include the Fremlins Walk shopping area, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. A short walk along the tow path takes you to the Melleninum Park. The M20/A20/M25/M26 & M2 are all close by and offer direct vehicular access to London and the Channel Ports

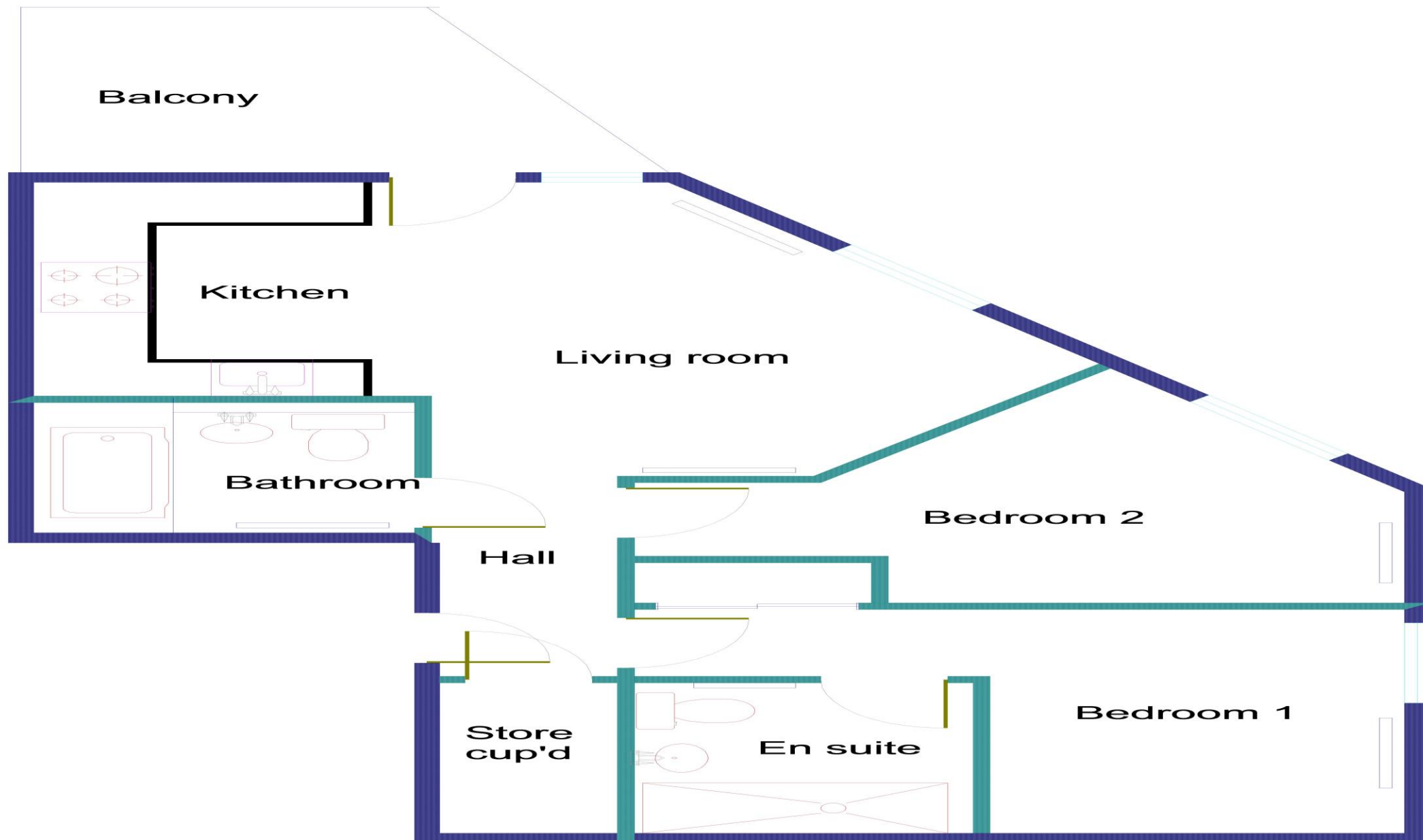
Council Tax Band
D

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor area 709 sq' approximately.

N.B:Not to scale, for guidance only.



ENTRANCE HALL

Oak strip wood flooring and skirtings. Large storage cupboard.

KITCHEN/LIVING/DINING AREA 21' 6" x 17' 0"
(narrowing to 15' 4" in dining area)(6.55m x 5.18m)

KITCHEN:- Fitted kitchen with Ivory high gloss door and drawer fronts. Granite working surfaces with upstands. Stainless steel sink with curved tap with clipped hose-spray extension. Integrated Zanussi fridge freezer, dishwasher, washer/dryer, oven, electric hob and stainless steel chimney style extractor hood over. LED under cupboard lighting.
LIVING/DINING AREA:- Double casement doors leading onto the balcony with an eastern aspect. Floor to ceiling window with southern aspect. Two double radiators.

BEDROOM 1 15' 9"(narrowing to 8'9) x 11' 0"
(4.80m x 3.35m)

Built in wardrobes with sliding doors. Window to side, double radiator. Oak strip wood flooring and skirting.

EN-SUITE

Luxuriously appointed suite comprising of Fascino double walk in smart shower with rain forest head and hand shower. Fully tiled walls. Oval hand wash basin with digitally controlled smart tap. Walnut vanity unit with black porcelain worktop, storage under and splash back. Low level w.c with concealed cistern. Large wall mounted smart mirror with LED lighting, shaver socket and de-mist pad. Chromium plated heated towel rail and porcelain tiled flooring.

BEDROOM 2 16' 6" x 11' 9" (5.03m x 3.58m)

Window to side. Double radiator. Oak strip wood flooring.

BATHROOM

Luxuriously appointed suite comprising of Fascino smart bath with low level LED strip lighting. Fully tiled walls. Oval hand wash basin with digitally controlled smart tap. Walnut vanity unit with black porcelain worktop, storage under and splash back. Low level w.c with concealed cistern. Large wall mounted smart mirror with LED lighting, shaver socket and de-mist pad. Chromium plated heated towel rail and porcelain tiled flooring.

BALCONY

Composite decking with railing boundary and plate glass screening. Enjoying an eastern aspect.

Directions

From our Penenden Heath office, proceed in a westerly direction on the Sandling Lane until you reach the Harvesters Running Horse Roundabout. Take the first exit towards Maidstone Town Centre. At the first roundabout take the third exit following signs to Springfield and The Creswick Building will be found directly in front of you.



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