



1 Boarley Court Cuckoowood Avenue
Maidstone
ME14 2NL

Guide Price £150,000 to £170,000

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Description

Popular and sought after chain free ground floor apartment in this unique wooded setting, conveniently placed within easy access of Penenden Heath and the extensive motorway network. Communal gardens surround the building, flanked by extensive chestnut coppicing with oak standards. The apartment has a new heating and hot water system with Rio Eco individually timed and thermostatically controlled radiators. Bright and sunny kitchen with integrated appliances, luxuriously appointed shower room, 2 bedrooms, double aspect living room with a delightful outlook, garage en block close by.

Agents note: £978 years remaining on the recently extended lease, service charge £3312 including buildings insurance, ground rent and water rates in and out. Potential rental income, £1100 pcm.

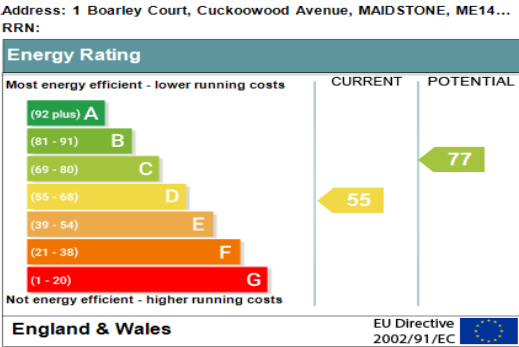
Location

Penenden Heath is within 1/2 a mile and has shops providing for everyday needs together with recreational facilities including tennis, bowls together with numerous countryside walks, childrens pre-school and play area. The local Sandling School is within a 1/4 of a mile and caters for infants and juniors. Maidstone town centre is some 1 1/4 miles distant and offers an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. One of the other advantages of Boarley Court is the easy access onto the extensive motorway network, with the M20/M2/M25 and M26 motorways providing direct vehicular access to both London and The Channel Ports.

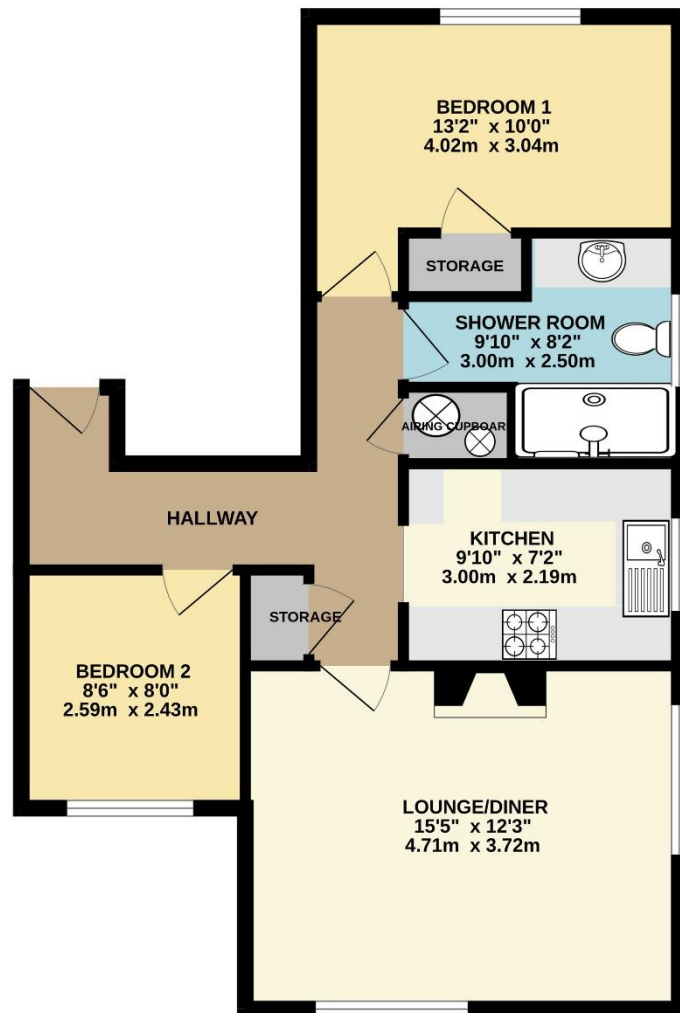
Council Tax Band
B

VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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COMMUNAL ENTRANCE FOYER

With security entry phone, lift and staircase to all floors. Ceramic tiled floor.

APARTMENT 1

L shaped entrance hall, with continuous wood laminate flooring, built in linen airing cupboard with pressurised water cylinder and fitted immersion heater with timer supplying domestic hot water throughout. Eco electric radiator. Storage cupboard, Glazed door to:

LOUNGE 15' 5" x 12' 3" (4.70m x 3.73m)

Continuous wood laminate flooring, double aspect windows, enjoying a west and southern outlook, with views over the communal garden with woodland beyond. Eco electric heater.

KITCHEN 9' 10" x 7' 2" (2.99m x 2.18m)

Fitted with units having white high gloss door and drawer fronts with wood block finish working surfaces, one and half bowl sink and mixer, four burner electric hob, extractor above, eye level oven, plumbing for washing machine, breakfast bar, tiled splashbacks, ceramic tiled floor, window southern aspect, blind.

BEDROOM 1 13' 2" x 10' 0" (4.01m x 3.05m)

Picture window eastern aspect, Eco heater, built in storage cupboard.

BEDROOM 2 8' 6" x 8' 0" (2.59m x 2.44m)

Window western aspect.

SHOWER ROOM

Delightfully fitted white contemporary suite with chrome fittings and integrated cupboards and drawers, twin step in shower, fully tiled walls, mixer tap and shower, wash hand basin, low level WC, chrome plated heated towel rail, fan heater, window affording a southern aspect, tiled flooring.

OUTSIDE

Communal gardens, and garage in adjacent block with up and over entry door.

Directions

From our Penenden Heath office, proceed in a westerly direction into Sandling Lane, passing through Penenden Heath. Turn right into Cuckoowood Avenue and Boarley Court will be found at the end of the road on the left hand side.



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