



Flat 5, Ladbrooke House Wheeler Street
Maidstone
ME14 2UF
Offers in the Region of £170,000

**Flat 5, Ladbrooke House
Wheeler Street
Maidstone
ME14 2UF**



Description

Exceptionally spacious ground floor duplex apartment located in this well established and convenient residential position. The accommodation is arranged over two floors extending in all to 790 square feet, with the added benefit of gas fired central heating by radiators, UPVC framed double glazing and residents parking area. Sold with no forward chain.

Agents note: 84 years remain on the lease, and the service charge payable is approximately £1,033.

Location

The property was originally built for the local authority in the 1960’s and occupies a well established and convenient residential position on the favoured northern outskirts of the town, being within a ¼ of a mile of the town centre with its excellent selection of amenities including shopping at Fremlins Walk, two museums, theatre County library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with Northborough and St Pauls catering for infant and juniors there is a wider selection of schools for older children in and around the town centre. 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
B

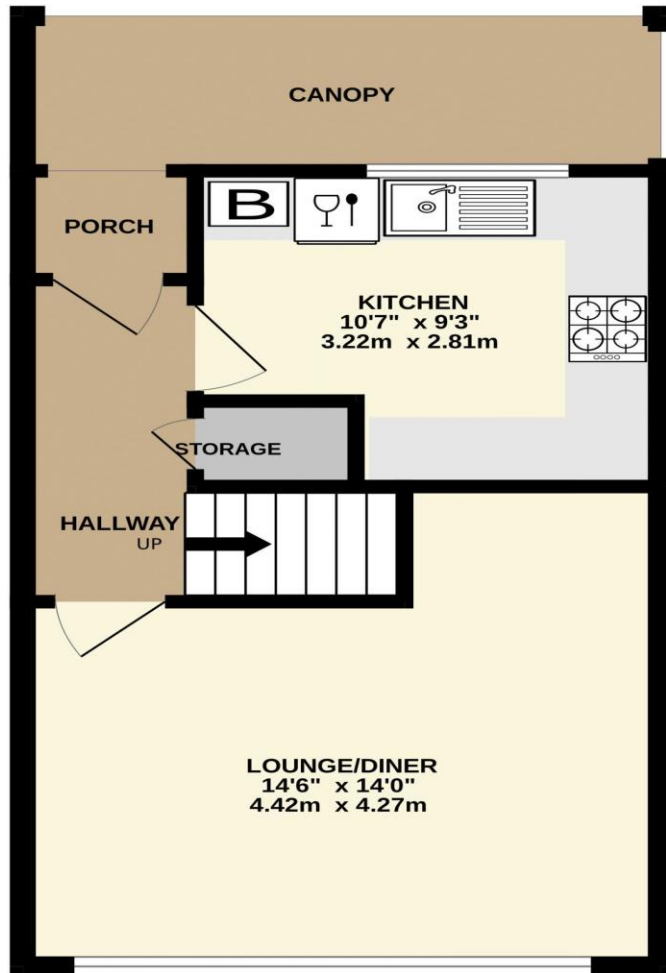
VIEWINGS STRICTLY BY APPOINTMENT

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

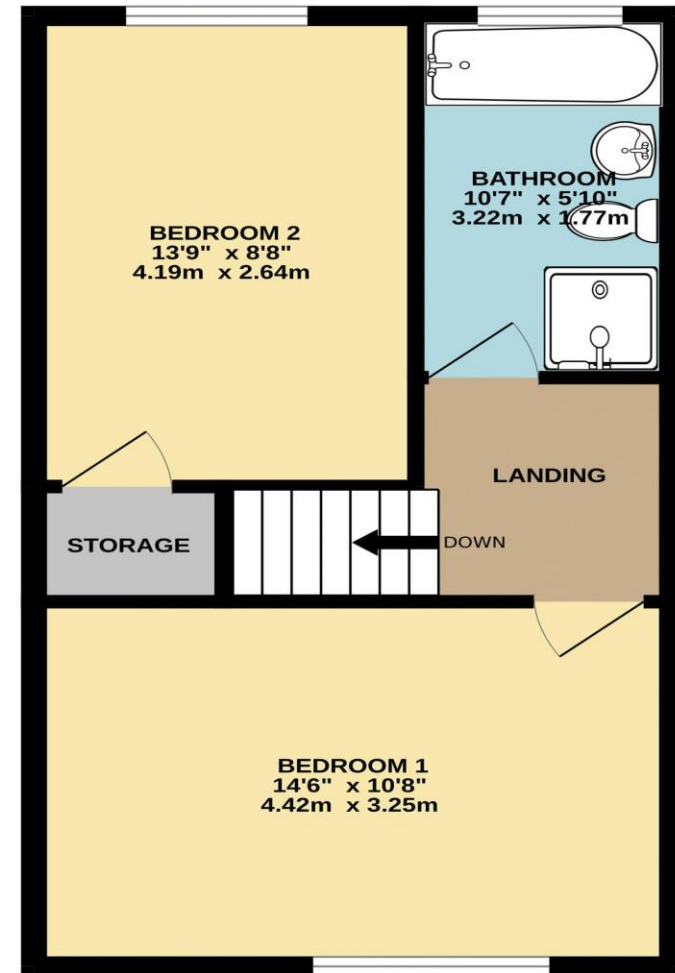


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 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

ENTRANCE HALL

Hardwood entrance door, built-in storage cupboard, radiator, staircase to first floor.

KITCHEN 10' 7" x 9' 3" (3.22m x 2.82m)

Fitted with units having wood grain effect door and drawer fronts, shaker style with stainless steel fittings and black granite effect work surfaces comprising:- 11/1 bowl stainless steel sink unit, mixer tap, cupboards under, range of high and low level cupboards with working surfaces incorporating Indesit four burner electric hob with oven and grill and extractor hood above, Beko dishwasher, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, ceramic tiled floor, window to front affording a southern aspect, fitted venetian blinds, cupboard gas fired boiler supplying domestic hot water and central heating throughout.

LOUNGE/DINING ROOM 14' 6" x 14' 0" (4.42m x 4.26m)

Understairs recess, double radiator, large picture window to rear.

ON THE FRISRTFLOOR

LANDING

Decorative balustrade.

BEDROOM 1 14' 5" x 10' 5" (4.39m x 3.17m)

Picture window to rear over adjacent grass area, double radiator.

BEDROOM 2 13' 6" x 9' 6" (4.11m x 2.89m)

Picture window to front affording a southern aspect, radiator, built-in storage cupboard.

BATHROOM

White suite with chromium plated fittings comprising shaped panel bath, shower cubicle, wash hand basin, low level W.C. fully tiled walls with decorative border tile, ceramic tiled floor, chromium plated heated towel rail, window to front affording a southern aspect.

OUTSIDE

Communal gardens, residence parking area.

Directions

From our Penenden heath office proceed in a southerly direction into Boxey road taking the seventh turning on the left adjacent to the petrol station into James Street, at the end of the road turn left into Wheeler Street and Ladbroke house will be found immediately on the right hand side as indicated by our sign board.



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