



Flat 3 Park House, Park Avenue
Maidstone
ME14 5HW
OIEO £200,000

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Description

Sumptuously fitted, ground floor apartment, forming part of this sought after development in the Foley Park area of North Maidstone. Once the threshold is crossed the quality of the refurbishment is immediately apparent with continuous flooring creating space, new lighting, with downlighters throughout illuminating the contemporary interior, featuring a stunning kitchen with integrated appliances and a luxuriously appointed bathroom to relax in after a long day. Adjacent to the apartment is an allocated parking space for complete convenience. No forward chain for a hassle free purchase. Highly recommended. Agents note: We would anticipate a monthly rental income of £1300.

Location

Located on the favoured northern outskirts of the town conveniently placed within 1/2 a mile of the centre with its excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with the local Eastborough, Valley Park, Invicta and School of Science and Technology . To the east of the county town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. 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

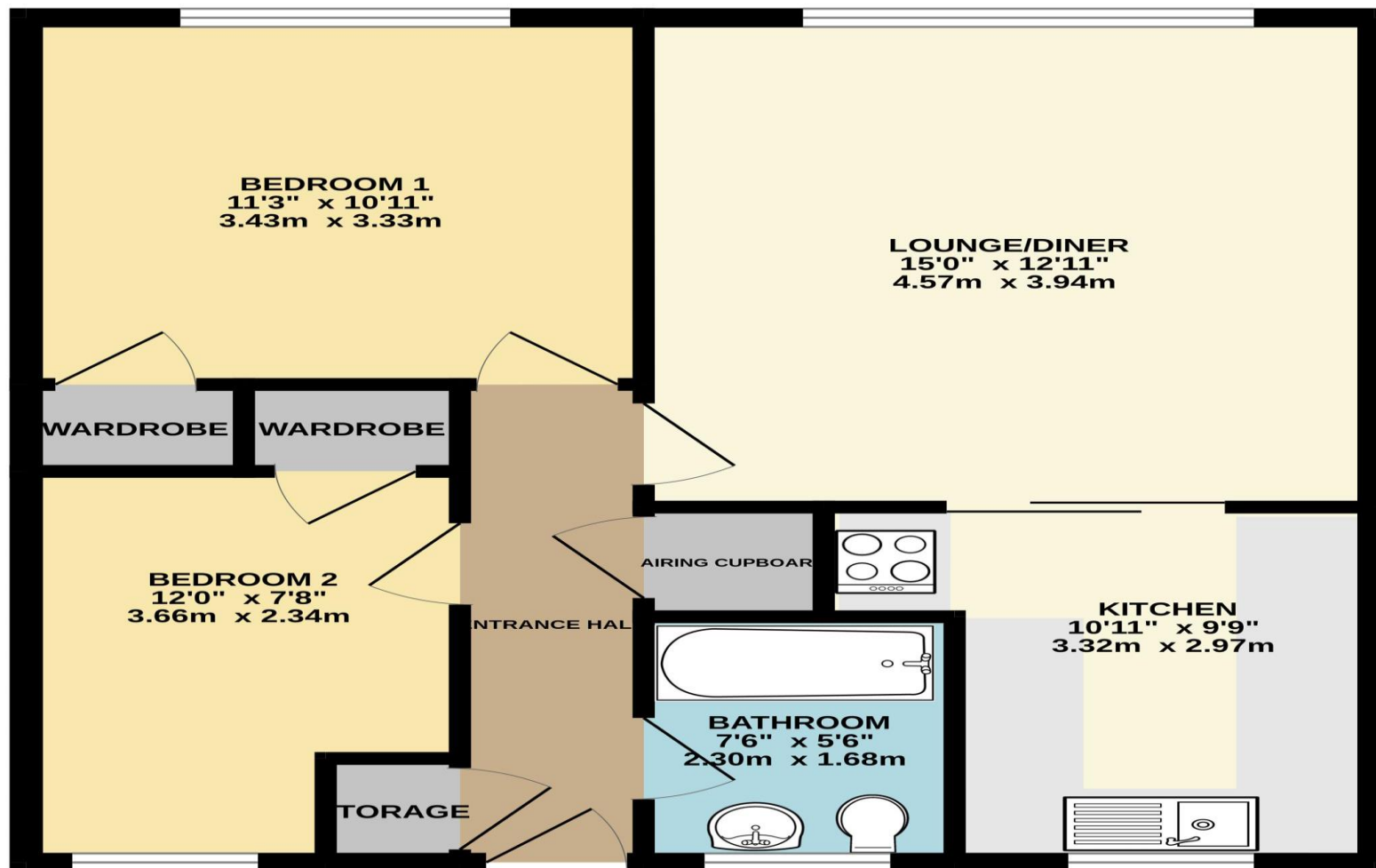
VIEWINGS STRICTLY BY APPOINTMENT

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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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FLAT 3

ENTRANCE HALL

Composite entrance door, chrome furniture, oak flooring, 1 storage cupboard plus additional airing cupboard housing hot water tank.

BEDROOM 1 11' 3" x 10' 11" (3.43m x 3.32m)

Window facing rear. White roller blind. Built in wardrobe. Dimplex heater.

BEDROOM 2 12' 0" x 7' 8" (3.65m x 2.34m)

Window facing front. White roller blind. Built in wardrobe. Dimplex heater.

LOUNGE/DINER 15' 5" x 12' 11" (4.70m x 3.93m)

Oak flooring. Window facing rear. White roller blind. Sliding doors leading to kitchen.

KITCHEN 10' 11" x 8' 1" (3.32m x 2.46m)

Grey fitted high and low units. Oak flooring. Lamona Oven. Microwave and hob. Cooke and Lewis extractor fan. Integrated fridge freezer. Integrated lamona washing machine. Window facing front. White fitted blind.

BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)

White flooring. Panelled bath with chromium mixer tap. Electric shower over with glass shower screen. Tiled walls, wall mounted mirror cabinet. Low level W/C. Hand basin. Built in cupboard unit. Heated towel rail. Window facing front. White fitted blind.

OUTSIDE

Communal garden, allocated parking space to the front of the property (no. 3) with garage en bloc.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, passing the The Heath on the left hand side. At The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, taking the second turning on the right into Tudor Avenue, follow the road for approximately half a mile, Park House can be found on the left hand side, our for sale sign will be displayed.



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