



24 Mostyn Road Vinters Park
Maidstone
ME14 5NY
Price £220,000

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Description

Well maintained first floor maistonette offered with a 99 year lease and no maintenance charge. Built in the 1960's by Taylor Woodrow with a wide appeal from first time buyers to investors. Generating a rental income of £1200 per calendar month. Arranged predominantly on one floor, extending to 750 sq ft with gas heating and double glazing, rear garden, balcony and a garage en bloc. Just redecorated creating a light and bright interior with new carpeting throughout and flooring to the shower room and kitchen.

Agents note: sold with no forward chain. No service charge. Ground rent is £160.50 per annum.

Location

The property was originally built in the 1960’s by Taylor Woodrow of cavity brick construction featuring a balcony to the front with iron balustrade and an interlocking concrete tiled roof, situated on the fringe of this popular residential development located on the Northern outskirts of the town, approximately ½ a mile from the town centre. Vinters Park has its own selection of shops which provide for everyday needs together with community centre and pre-school and the adjacent Vinters Valley nature reserve with its 8 acres. Educationally the area is well served the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. The town centre has a more comprehensive selection of amenities including two museums, theatre, county library and two railway stations connected to London. The M20/A20/M2/M26 and M25 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band
B

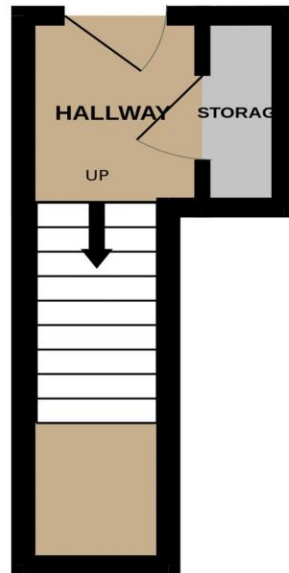
VIEWINGS STRICTLY BY APPOINTMENT

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

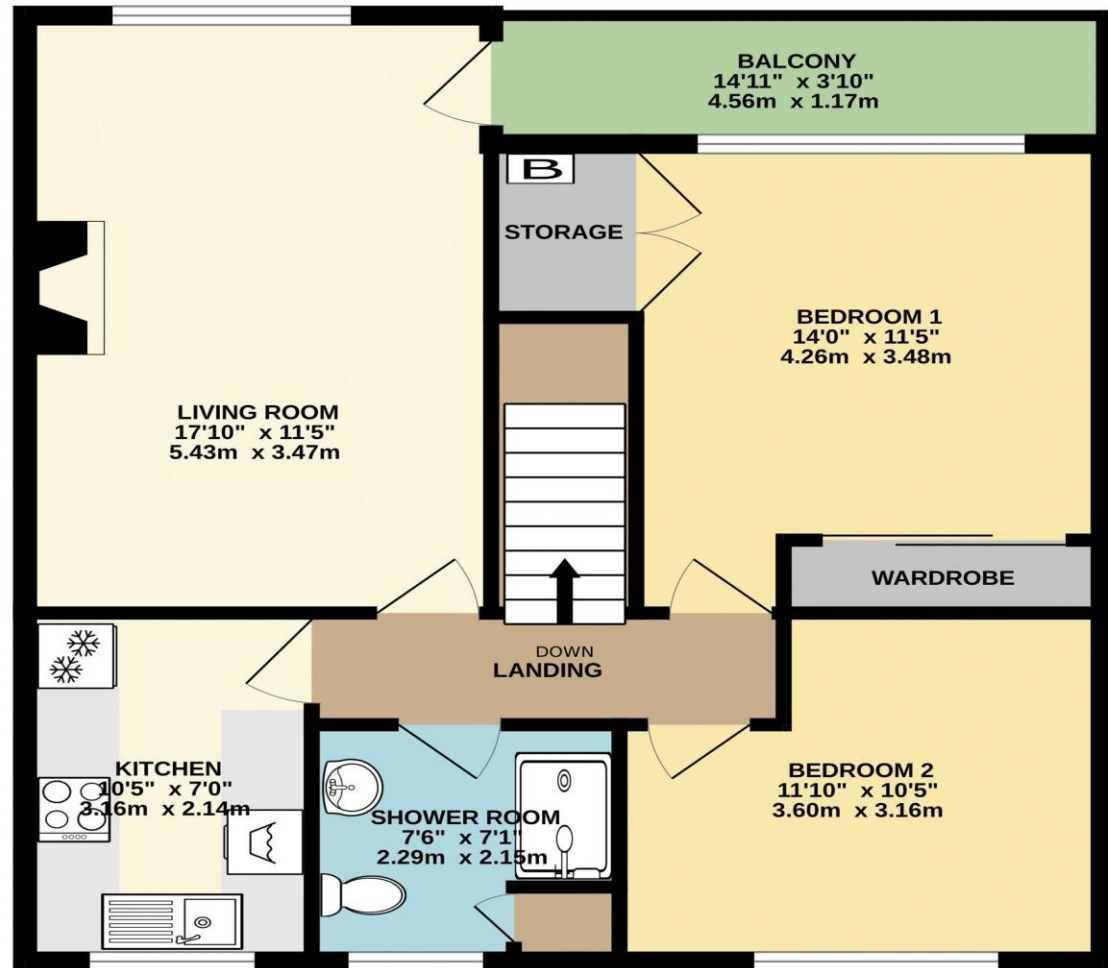


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
74 sq.ft. (6.9 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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

Half glazed UPVC framed entrance door, built-in storage cupboard with modern consumer unit, staircase to:-

ON THE FIRST FLOOR

LANDING

Access to roof space.

LIVING ROOM 17' 10" x 11' 5" (5.43m x 3.48m)

Feature sandstone fire surround with raised hearth and mantel, radiator, window to front affording a pleasant open outlook, fitted vertical blinds, eastern aspect, glazed door to:-

BALCONY

Eastern aspect, wrought iron balustrade.

KITCHEN 10' 1" x 7' 0" (3.07m x 2.13m)

Fitted with units having woodgrain effect door and drawer fronts with stainless steel fittings and slate effect working surfaces comprising:- acrylic sink unit, mixer tap, cupboards under, range of high and low level cupboards with strip lighting and working surfaces incorporating four burner gas hob, with concealed extractor hood above and fan assisted oven beneath, fridge freezer, washing machine, tiled splashbacks, vinyl flooring, window to rear affording a western aspect, recessed lighting, extractor fan, fan heater.

BEDROOM 1 13' 10" x 11' 4" (4.21m x 3.45m)

Double built-in storage cupboard housing Valliant wall mounted gas fired boiler supplying central heating and domestic hot water throughout, further built-in wardrobe cupboard with three sliding doors housing hanging and shelving space plus drawers, window to front overlooking balcony, eastern aspect, radiator.

BEDROOM 2 11' 3" x 10' 0" (3.43m x 3.05m)

Window to rear, western aspect, radiator.

SHOWER ROOM 7' 6" x 7' 0" (2.28m x 2.13m)

White suite, double shower cubicle with Triton electric shower, pedestal hand basin, low level W.C. chromium plated heated towel rail, half tiled walls, built-in storage cupboard, window to rear, western aspect.

OUTSIDE

Area of garden approximately 15' x 25', paved, stocked with shrubs, timber garden shed, rear pedestrian access, garage en bloc with up and over entry door.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, follow the road for approximately 1/4 of a mile turning left into Claremont Road at the end of Claremont Road turn right into Marston Drive a continuation of which bearing left is Snowden Avenue, Mostyn Road will be found second turning on the right, the property will be found at the end of the road on the right as indicated by our sign board.



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