



Flat 2 22 Foley Street  
Maidstone  
ME14 5BE  
Asking Price £175,000

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22 Foley Street  
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ME14 5BE**



Description

Beautifully just refurbished two-bedroom duplex apartment presented in exceptional order. Recently redecorated throughout, the home features brand-new carpets, new blinds, fresh paintwork, and a stunning contemporary kitchen complete with integrated appliances, alongside modern fitted bathroom. Agents note: The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation. Ideally situated in the sought-after St Luke’s area of Maidstone, the property benefits from excellent local amenities and is within easy walking distance of Maidstone East train station, making it perfect for commuters. Being sold with no forward chain, this impressive apartment is ready to move into and not to be missed, offered with a 50% share of the freehold and the remainder of a 999-year lease and no service charge.

Location

Situated on the North side of Maidstone, within half a mile of Maidstone town centre with its excellent selection of amenities which include shops at Fremlin Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park is also within half a mile and has 450 acres boating lake, leisure centre and municipal swimming pool. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. 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

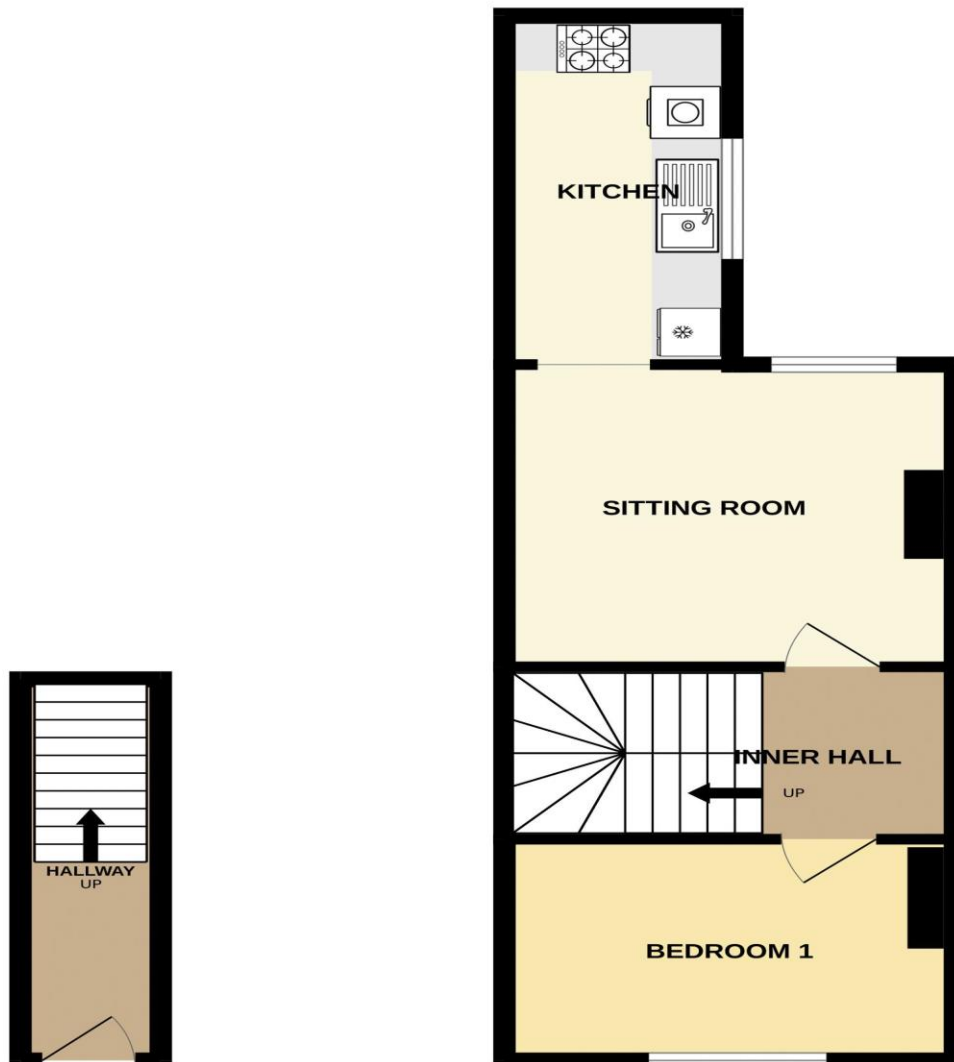
VIEWINGS STRICTLY BY APPOINTMENT

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             | 70 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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

UPVC entrance door with glazed panels, communal hallway.

### ENTRANCE

Wooden entrance door, staircase with handrail to first floor.

## ON THE FIRST FLOOR

### HALLWAY

Consumer unit, stairs with handrail to second floor.

### SITTING ROOM 11' 10" x 11' 2" (3.60m x 3.40m)

Radiator, window to rear with fitted wooden slat blind, opening to:

### KITCHEN 12' 10" x 5' 11" (3.91m x 1.80m)

Brand new fitted kitchen with appliances in a contemporary two toned style with premium honed olive green and sand door and drawer fronts and a complimenting marble effect working surfaces, upstand and splashbacks, integrated fridge freezer, washing machine and oven with four burner electric hob and extractor hood above. Stainless steel sink with mixer tap and drainer, window to side, wood effect vinyl flooring, low voltage recessed lighting, cupboard housing Worcester combination boiler, under counter lighting controlled via remote control.

### BEDROOM 1 11' 10" x 8' 2" (3.60m x 2.49m)

Radiator and window to front with fitted wooden slat blind.

## ON THE SECOND FLOOR

### BEDROOM 2 9' 10" x 9' 2" (2.99m x 2.79m)

Radiator and window to rear with fitted wooden slat blind.

### BATHROOM

Modern bathroom with white suite and chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, panelled bath with electric shower over and glass screen, vinyl flooring, one Velux window, chromium plated heated towel rail, deep tiled recess perfect for storage or display with two glass shelves and tiled splashbacks.

### OUTSIDE

The property has a small front area used for bin storage with steps up to the front entrance door and outside light. Please note that there is no garden or parking included with this property. Parking is on street permit parking.

## Directions

From Penenden Heath shopping parade proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, at the traffic lights turn right into Holland Road and first right into St Luke's Avenue, at the end of the road turn left into St. Luke's Road, follow the road to the house and take the left turn into Foley street, property can be found on the right hand side.



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