

Kingfisher Meadow, Maidstone, Kent, ME16 8RB

Price £230,000

Page & Wells

Issuing Office: MAIDSTONE
Tel: 01622 756703

*** CASH BUYERS ONLY *** AVAILABLE TO PURCHASE WITH TENANTS IN SITU ***
This fine duplex penthouse apartment with accommodation well in excess of over a thousand square feet, this could be one of the largest riverside apartments available in Maidstone. Stepping inside you cannot help but be impressed with the large entrance hall with spiral staircase leading to a fantastic mezzanine/second reception room overlooking the main reception room. Off the hall is a large lounge/dining room with vaulted ceiling and floor to ceiling windows plus a door leading on to the L-shaped balcony with direct views over the river. Off the lounge/dining room is a modern fitted kitchen with a range of contemporary units. There are also two double bedrooms and a family bathroom. The principal bedroom benefits from having double wardrobes and having its own spiral staircase leading to its own separate mezzanine/second gallery area and leading to an en-suite bathroom.

The property has electric heating, double glazing and one secure underground allocated parking space. There are communal gardens and grounds surrounding the property with a direct gate that leads out to the beautiful river path. There is also an in-house concierge that is manned during the week. The property is ideally located for the town centre and the A26 to Tonbridge. For commuting, the A20 and M20 are accessible and the apartment is within walking distance of Maidstone West and East train stations. Tenure: Leasehold. EPC Rating: C. Council Tax Band: E.







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INTERNALLY

Communal Entrance Hall
Stairs to all floors.

ON THE GROUND FLOOR

Entrance Hall
Telephone entry system. Spiral staircase to first floor. Built in airing cupboard housing hot water cylinder. Built in storage cupboard housing consumer unit. Carpet to floor.

Modern Kitchen 12'10 x 11'4 (3.91m x 3.45m)
Range of contemporary wall and base units with granite worktops. Built-in Hotpoint oven and grill. Samsung induction hob. Extractor hood. Integrated slimline dishwasher. Space and plumbing for washing machine. Free standing Bosch fridge/freezer. Vinyl flooring.

Lounge/Dining Room 15'6 x 12'7 (4.72m x 3.84m)
Impressive lounge/dining room with vaulted ceiling. Floor to ceiling double glazed windows. Door leading on to 'L' shaped balcony. Carpet to floor.

Bedroom 1: 18' x 11'9 (5.49m x 3.58m)
Double glazed window. Double wardrobe. Spiral staircase to mezzanine dressing area. Carpet to floor.

Bedroom 2: 13'2 x 8'10 (4.01m x 2.69m)
Double glazed window. Vinyl flooring.

Bathroom 6'10 x 6'8 (2.08m x 2.03m)
Modern white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low-level w.c. Heated towel rail. Vinyl flooring.

ON THE FIRST FLOOR

Mezzanine Dressing Area 13'6 x 7'7 (4.11m x 2.31m)
Spiral staircase to bedroom 1. Door leading to en-suite bathroom. Carpet to floor.

En-Suite Bathroom 6'10 x 6'9 (2.08m x 2.06m)
Modern white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low-level w.c. Heated towel rail. Vinyl flooring.

Mezzanine Office Area 12'8 x 11'7 (3.86m x 3.53m)
Spiral staircase leading to entrance hall. Balcony overlooking lounge/dining room. Carpet to floor.

EXTERNALLY
The property benefits from one allocated covered parking space, access to visitors parking and well maintained communal gardens.

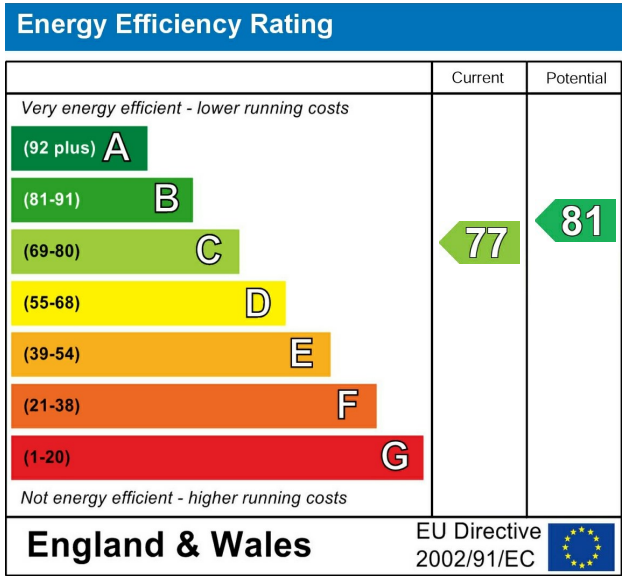
Balcony
Wooden decked 'L' shaped balcony with bamboo privacy screen and direct views overlooking the River Medway.

LEASE DETAILS
125-year lease granted in 2006. Ground rent approximately £250.00 per annum. Service and utility charge approximately £4,000.00 per annum.

AGENT'S NOTE 1
This property is for the consideration of cash buyers only and is being sold with tenants in situ.

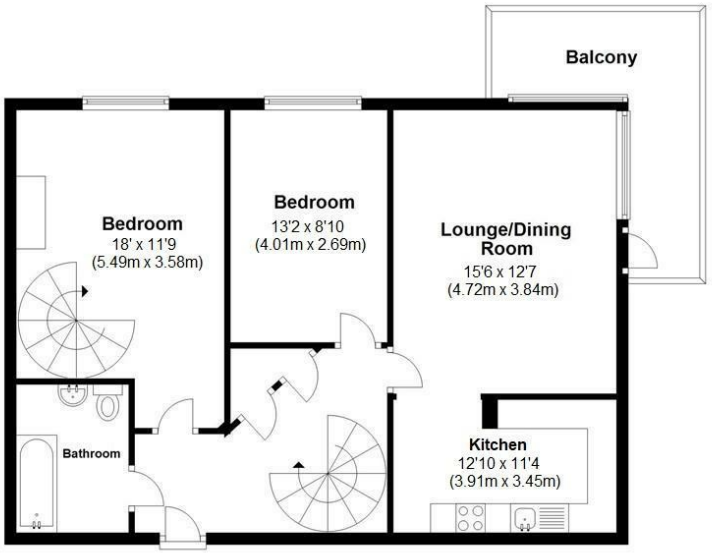
AGENT'S NOTE 2
The photos for this property have been edited using AI and were taken priory to the current tenants occupation.

VIEWING
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.



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Ground Floor



First Floor

