



Connells

Worsfold Court
Enterprise Road Maidstone



Property Description

Located on the popular south side of Maidstone, Worsfold Court is a spacious first-floor two-bedroom with ensuite apartment offering comfortable and practical living in a well-connected residential setting. The property features a bright and airy living room, enhanced by large bay-style windows that invite generous natural light and create a welcoming atmosphere.

The accommodation begins with a useful entrance hall equipped with a secure entry-phone system and an airing cupboard, providing additional household storage. The kitchen offers a functional layout with space for appliances, while the family bathroom includes a traditional shower-over-bath arrangement. Both bedrooms are well-proportioned doubles, offering flexibility for family living, home working, or guest accommodation. The home provides generous space relative to similar flats in the area, making it well-suited for a range of buyers.

The apartment also benefits from two allocated parking spaces along with visitor parking — a valuable asset in this part of Maidstone. Conveniently placed for access to local amenities, commuter routes, and public transport links, this chain-free property represents a strong opportunity for those seeking a comfortable, lived-in home in a desirable and accessible location.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.









Floor Plan

Total floor area 69.4 m² (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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30 King Street
 MAIDSTONE ME14 1BS

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MAI406216

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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