



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

26 St. Annes Court
Maidstone, Kent, ME16 0UQ

£200,000

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A charming and spacious two bedroom end of terrace family home set within a sought after over 55's residential development walking distance to central Maidstone.

The property comprises:

DOWNSTAIRS:

- * Entrance hall with downstairs W.C.
- * 8'4" x 7'3" Kitchen
 - electric oven, four ring electric hob with extractor over, space for freestanding fridge freezer and plumbing for washing machine
- * 18'4" x 15'1" lounge diner with understairs cupboard and door to small conservatory
- * Small conservatory with door to garden

UPSTAIRS:

- * 15'1" x 9'11" Master bedroom with built in wardrobe
- * 13'6" x 8'6" Guest bedroom with built in wardrobe
- * White coloured family shower room suite

OUTSIDE:

- * Enclosed rear garden approximately 28'7" x 26'3"



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NOTES:

- * TENURE: Leasehold, 125yr lease from September 1998
– (approximately 97yrs remaining)
- * SERVICE CHARGE: 2026 £758.28pa
- * GLAZING: Double glazed
- * HEATING: Electric storage heating
- * EPC RATING: D
- * COUNCIL TAX: C, Maidstone

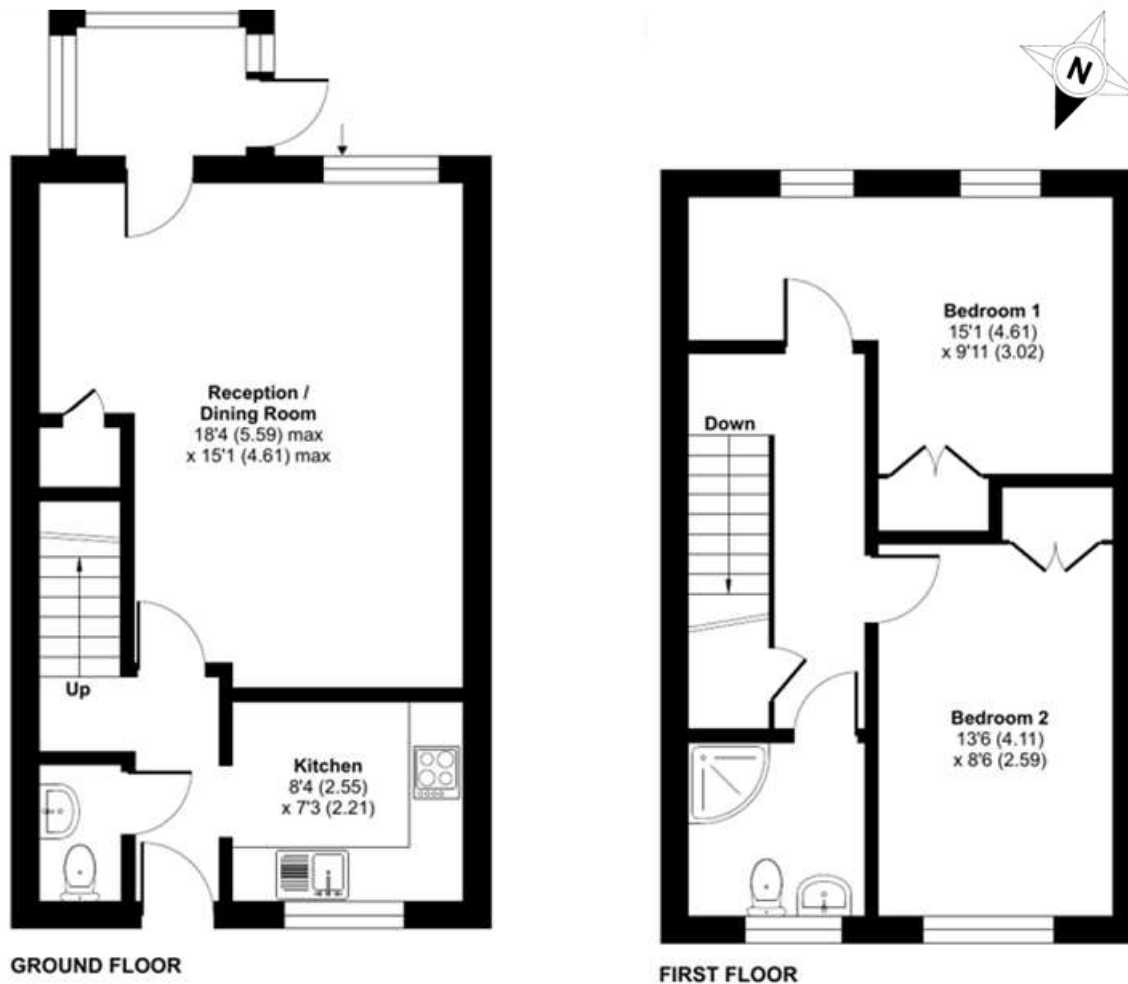
EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Floorplan and Dimensions



Annes Court, Maidstone, ME16

Approximate Area = 837 sq ft / 77.7 sq m

For identification only - Not to scale

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81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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