



**Hart Street, Maidstone, Kent, ME16 8FB**  
**50% Shared Ownership £105,000**



This spacious two bedroom second floor apartment is being offered as a Shared Ownership property, whereby £105,000 represents a 50% share with a monthly rental of £245.47 and a current monthly service charge of £133.82.

The apartment itself is situated in a very convenient residential setting close to Maidstone town centre. The immediate area surrounding the property has excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The apartment is beautifully presented, set on the second floor with two good sized bedrooms and well-proportioned living room communicating with the kitchen. The property is finished to a high standard and an internal inspection is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Leasehold. EPC Rating: B. Council Tax Band: D.



### ACCOMMODATION

Communal staircase and lift leads from the reception area to ...

### Second Floor Landing

Entrance door opens to ...

### Reception Hall

Range of built-in storage cupboards.

### Living Room 17'9 x 13'7 (5.41m x 4.14m)

A well-proportioned living area with double glazed double doors opening to Juliet balcony. Wide opening to ...

### Well fitted Kitchen 10'8 x 8'1 (3.25m x 2.46m)

Range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with side drainer and cupboard under. Range of wall cupboards. Bosch stainless steel oven. 4-ring gas hob with extractor fan over. Plumbing for washing machine and dishwasher.

### Bedroom One 15'4 9'10 (4.67m 3.00m)

A well-proportioned principal bedroom with double glazed window to rear elevation. Range of built-in wardrobe cupboards.

### Bedroom Two 13'6 x 8'9 (4.11m x 2.67m)

Double glazed window to rear elevation.

### Bathroom

Panelled bath with mixer tap, thermostatically controlled shower and shower screen. Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting.

### EXTERNALLY

The property has an allocated parking space.

### LEASE DETAILS

This property is being offered as a Shared Ownership property, whereby £105,000 represents a 50% share with a monthly rental of £245.47 and a current monthly service charge of £133.82.


The property can be purchased at full market value of £210,000. Interested parties will need to register and be approved with a Shared Ownership Scheme.

### VIEWING

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

### DIRECTIONS

Proceed over the River Medway towards the A26. Immediately turn left into Barker Road and continue on into Hart Street, where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

