



Flat 2, 32 Heath Wood Drive, Maidstone, ME14 5GY

GUIDE PRICE £220,000 - £230,000 Nestled in the desirable area of Heath Wood Drive, Maidstone, this contemporary flat offers a perfect blend of modern living and convenience. Built in 2021, this purpose-built apartment spans an impressive 710 square feet and boasts a generous 999-year lease, ensuring long-term security for its future occupants. The flat features two spacious double bedrooms, providing ample room for relaxation and rest. The master bedroom benefits from an ensuite shower room, adding a touch of luxury and privacy. The family bathroom is well-appointed, catering to the needs of residents and guests alike. The heart of the home is the stylish fitted kitchen, which flows seamlessly into the lounge/diner. This open-plan space is perfect for entertaining or enjoying quiet evenings in, and it leads out to a delightful balcony, ideal for soaking up the sun or enjoying a morning coffee. For those with vehicles, the property includes parking for one car, a valuable asset in this bustling area plus visitors spaces available. The flat is conveniently located close to the M20, providing easy access to surrounding areas, and is within reach of a variety of shops, making daily errands a breeze. With a council tax band of C and an impressive EPC rating of B, this property is not only modern and stylish but also energy-efficient. The annual service charge of £1,500 covers the upkeep of the communal areas, ensuring a well-maintained living environment. This flat is an excellent opportunity for first-time buyers, downsizers, or investors looking for a contemporary home in a prime location. Don't miss the chance to make this lovely apartment your own.

- TWO DOUBLE BEDROOMS
- BATHROOM & ENSUITE SHOWER ROOM
- GUIDE PRICE £220,000 - £230,000
- CLOSE TO AMENITIES
- ALLOCATED PARKING
- LOUNGE/DINER
- FITTED KITCHEN
- BALCONY
- COUNCIL TAX BAND B

£220,000



Balcony
4'0" x 11'4"
1.24 x 3.47 m

Approximate total area⁽¹⁾
670 ft²
62.3 m²

Balconies and terraces
45 ft²
4.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

159 High Street, Strood, Rochester, Kent, ME2 4TH
 Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>
 These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.