



Flat 6 22 Melville Road
, Maidstone
ME15 7UY

Offers in excess of £170,000

**Flat 6
22 Melville Road**

**Maidstone
ME15 7UY**



Description

An exceptionally spacious second-floor apartment set within the upper part of this charming Victorian terraced townhouse, offering character and generous living space. Decorated in crisp white throughout, creating a wonderfully light and airy light living space, perfect for displaying artwork and treasured memories. Gated with key pad entry to a parking area. The apartment is sited at the rear of the building and enjoys far reaching views over the town, in a westerly direction. Fitted to a good standard with well appointed kitchen, bathroom and cloakroom with travertine, arranged on one floor extending in all to over 700 sq ft, with new boiler providing gas fired central heating and double glazed windows. The property has keypad entry and remote-controlled gate access Agents note: The property is being sold with no forward chain. There is an annual service charge of £1,462.50 and an annual ground rent charge of £310.02. There are 86 years left on the lease. Agents Notes: It is considered that the property would achieve £1200 per calendar month as a rental.

Location

Melville Road is located in the central and convenient position within a quarter of a mile of the centre. The County town boasts some excellent selection of amenities, which include two museums, theatre, multi-screen cinema, excellent shopping facilities at the Mall and Fremlins Walk and wide selection of schools for all ages. Mote Park is also close by and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. There are two railway stations connected to London, one of which is on the Victoria Line.

Council Tax Band
B

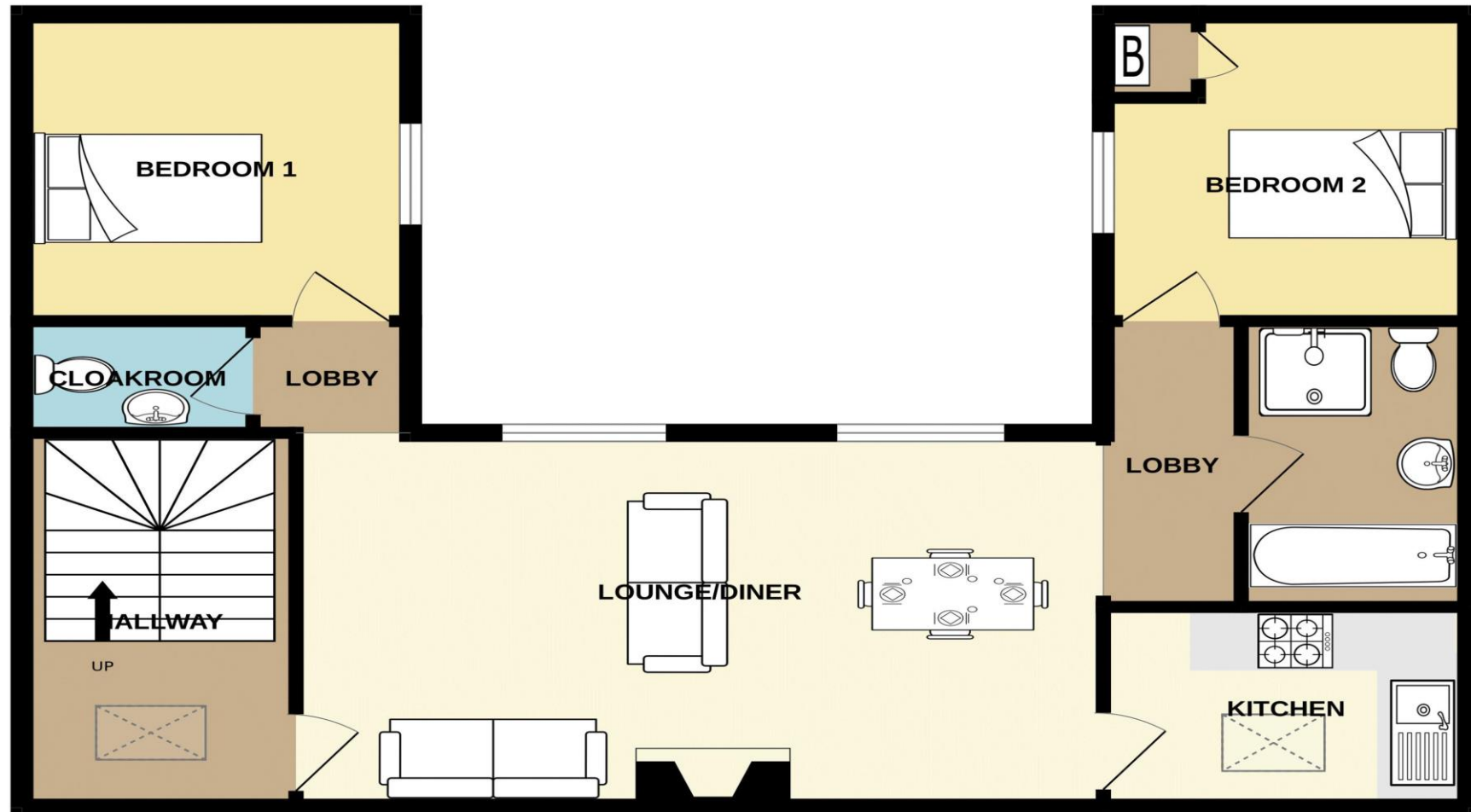
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase to second floor landing.

APARTMENT 6

LIVING ROOM 21' 10" x 12' 3" (6.65m x 3.73m)

Security entry phone, modern consumer unit. Shelf unit. Two windows affording delightful views over Maidstone, western aspect. Two double radiators. Recessed low voltage lighting.

CLOAKROOM

White suite with chromium plated fittings comprising :- Low level W.C. Hand basin. Travertine splashback. Glass shelf and mirror. Extractor fan. Vinyl flooring.

KITCHEN

Fitted with units having white high gloss door and drawer fronts with stainless steel fittings and complementing woodgrain effect working surfaces comprising:- Stainless steel sink unit with mixer tap, cupboard under. Range of high and low level cupboards with working surfaces incorporating four burner Zanussi gas hob with stainless steel extractor hood above and fan assisted oven beneath. Vinyl flooring. Tiled splashbacks. Light well with velux window. Recessed low voltage lighting. Vinyl flooring.

BEDROOM 1 10' 0" x 9' 7" (3.05m x 2.92m)

Double radiator. UPVC window to side with distant views. Shelving.

BEDROOM 2 9' 9" x 9' 5" (2.97m x 2.87m)

UPVC window to side affording a southern aspect. Double radiator. Cupboard housing Vaillant wall mounted gas fired boiler supplying central heating and domestic hot water throughout. Shelf unit.

BATHROOM

White suite, chromium plated fittings comprising :- Panelled bath, separate shower cubicle with Triton electric shower. Pedestal hand basin. Low level W.C. Chromium plated heated towel rail. Vinyl flooring. Travertine splashback. Shaver point. Extractor fan. Recessed low voltage lighting.

OUTSIDE

Automatic entry gate with key pad providing access to a parking area with allocated parking space.

Directions

From Maidstone leave via Upper Stone Street, heading in a southerly direction taking the first turning on the left into Brunswick Street East. Melville Road will be found first turning on the left, the property being some distance along on the left hand side as indicated by our sign board.



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