



Marsham Street, Maidstone, Kent, ME14 1BU

Price £125,000

**** A WELL PRESENTED LARGER THAN AVERAGE TWO BEDROOMED SECOND FLOOR RETIREMENT APARTMENT SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE ****

This second-floor retirement apartment, one of the largest on the development, features a spacious living room, two double bedrooms, modern kitchen and a shower room that has been adapted for those with mobility issues. There are well maintained communal gardens and no forward chain implications. The property is situated within a desirable and secure complex based in the heart of Maidstone town centre where a vast range of amenities can be found. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: B. Council Tax Band: D.



KEY FEATURES

- On-site manageress
- 24-hour emergency pull-cord system
- Well maintained communal gardens
- Communal lounge
- Communal laundry facilities

ACCOMMODATION

Entrance Hall

Living Room 19'3 x 11' (5.87m x 3.35m)

Kitchen 8'8 x 7'4 (2.64m x 2.24m)

Bedroom One 19'3 x 9'1 (5.87m x 2.77m)

Bedroom Two 19'3 x 8' (5.87m x 2.44m)

Shower Room

EXTERNALLY

There are well maintained communal gardens.

LEASE DETAILS

We understand there is a 125-year lease with 88-years remaining. Current annual service charge: £4,812.60.
Current annual ground rent: £589.66.

VIEWING

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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	

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SECOND FLOOR

