


**High Street, Maidstone, Kent, ME14 1HT**

**Guide Price £215,000**

Page & Wells

Issuing Office: MAIDSTONE
Tel: 01622 756703

** GUIDE PRICE £215,000 - £230,000 ** AN EXQUISITE TWO BEDROOM TOWN CENTRE APARTMENT WITH OVER 1,000 SQ FT OF ACCOMMODATION, TOGETHER WITH LARGE PRIVATE TERRACE AND BAR **

A unique opportunity to purchase an exceptionally spacious apartment which features a large living room with central fireplace, stunning kitchen and bathroom, principal bedroom with luxury en-suite shower room, and a large second bedroom. The standout feature of this property is perhaps the extensive private terraced area (measuring 30'4 x 13'10) which incorporates a functioning bar. The property is situated on Maidstone High Street and, as such, benefits from easy access to all amenities, including mainline railway stations. An internal viewing is highly recommended. Contact PAGE & WELLS Maidstone Office 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: C.







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## KEY FEATURES
- Stunning two bedroom conversion apartment
- Town centre location
- Over 1,000 sq ft of accommodation
- Large private terrace with bar
- Principal bedroom with en-suite shower room
- Ideal first time purchase

## ACCOMMODATION

**Entrance Hall**

**Living Room**

**Kitchen**

**Bedroom One**

**• En-suite Shower Room**

**Bedroom Two**

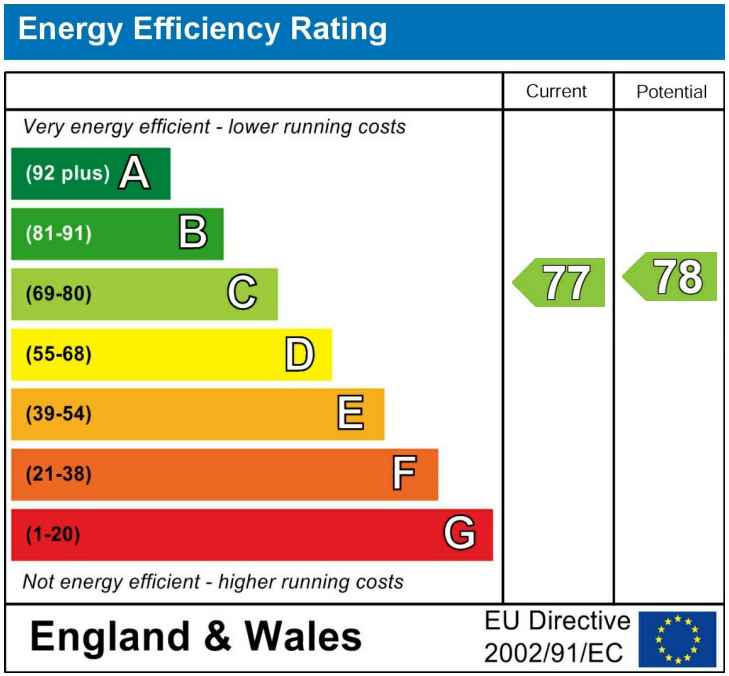
**Bathroom**

## EXTERNALLY
There is an extensive private terrace incorporating functioning bar.

## LEASE INFORMATION
We understand there are 105 years remaining on the lease. Approx annual service charge: £2,080.00. Approx annual ground rent: £250.00

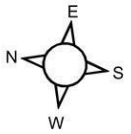
## AGENT'S NOTE
The seller has advised that evening parking (5pm - 8am) is being offered by Maidstone Borough Council in Medway Street or any Council car park for a small annual fee of £90.00.

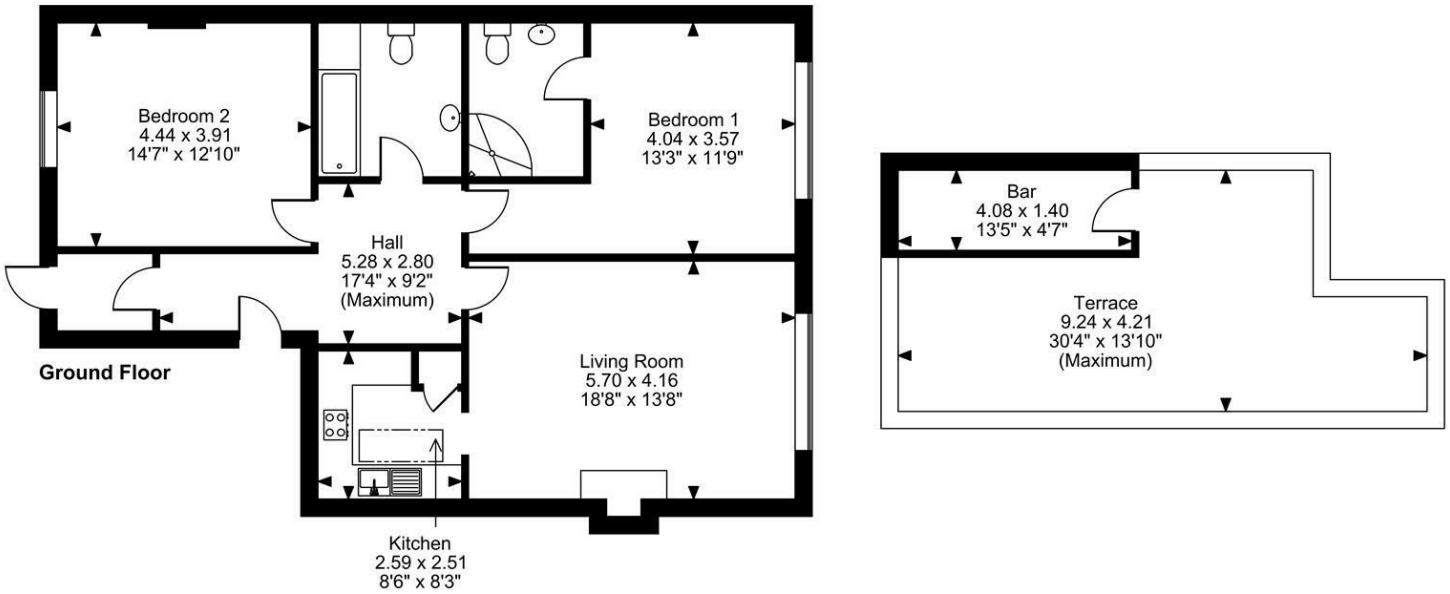
## VIEWING
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.




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**High Street, Maidstone**
**Approximate Gross Internal Area**
**Main House = 1010 Sq Ft/94 Sq M**
**Bar = 61 Sq Ft/6 Sq M**
**Terrace external area = 303 Sq Ft/28 Sq M**
**Total = 1071 Sq Ft/100 Sq M**







**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.
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