



**Melrose Close, Maidstone, ME15 6ZE**  
**Shared Ownership £51,250**



**\*\*\*SHARED OWNERSHIP\*\*25% SHARE\*\*\*A WELL-PRESENTED FIRST FLOOR TWO BEDROOM APARTMENT WITH LIFT ACCESS, SET IN THE HEART OF LOOSE**

Situated within a popular residential setting in Loose, this well-presented two-bedroom first-floor apartment offers bright and practical accommodation. Ideal for first-time buyers, downsizers or investors, the property is ready to move into and occupies a modern apartment building benefiting from both lift and stair access, front and rear entrances, a communal garden, bike store and bin store.

The accommodation is arranged around a central entrance hall and comprises a spacious open-plan lounge/kitchen measuring over 21ft in length, creating an excellent sociable living space.

There are two well-proportioned double bedrooms, together with a family bathroom and a useful storage cupboard. The property also benefits from an allocated parking space within a private residents' car park, with additional on-road parking available nearby.

Melrose Close enjoys an excellent location within the village. To one side is the YMCA, where residents may benefit from reduced gym membership rates, together with a bridle path leading into the beautiful Loose Valley Conservation Area, renowned for its woodland walks, streams and wildlife. To the other side, a footpath provides convenient access to Loose Road, where a range of everyday amenities can be found including a Sainsbury's Local, pharmacy, public houses and frequent bus services into Maidstone town centre.

Combining convenience, comfortable living and a sought-after village location, this first-floor apartment would make an excellent first home, investment purchase or downsizing opportunity. Contact the Page & Wells Loose Office today to arrange your viewing.



**Entrance Hall**


**Lounge/Kitchen 21'1" x 12'7" (6.44m x 3.84m)**

**Bedroom 1 11'10" x 10'0" (3.62m x 3.06m)**

**Bedroom 2 11'10" x 9'8" (3.62m x 2.96m)**

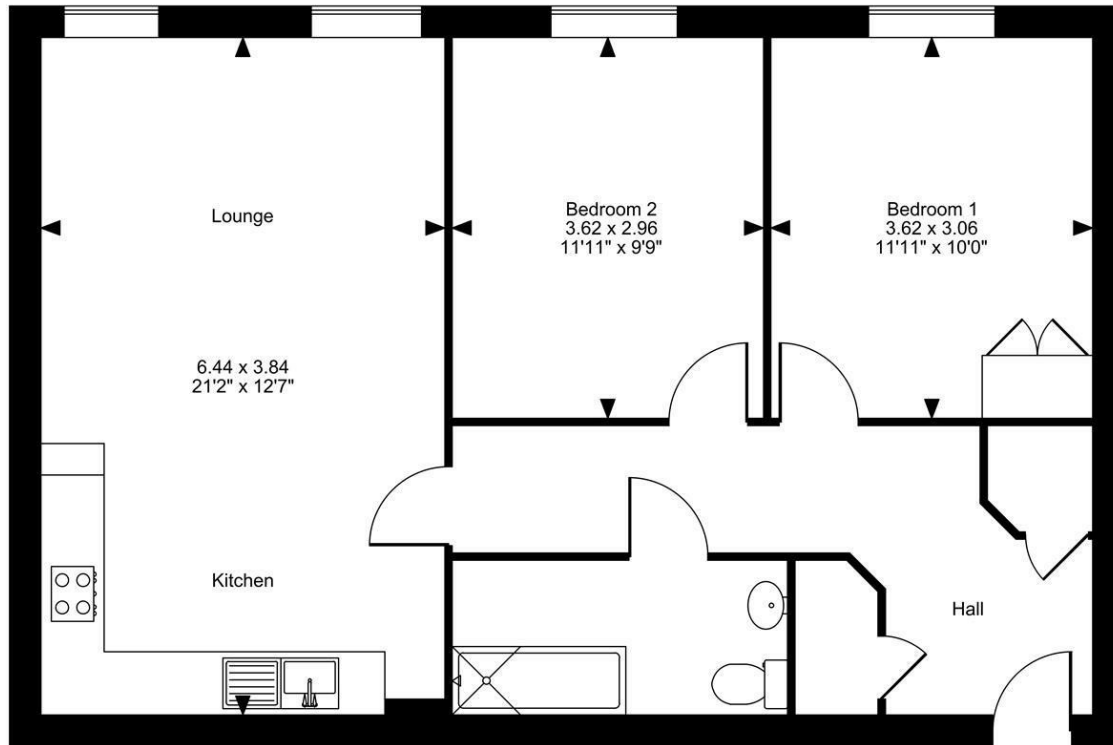
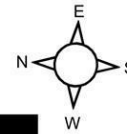
**Bathroom**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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

Melrose Close, Maidstone, Kent  
Approximate Gross Internal Area  
693 Sq Ft/64 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8693476/SAP

