



Flat 1 Hedley Court 27 Hedley Street  
Maidstone  
ME14 5GE

Guide Price £140,000 - £150,000

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## Description

A fantastic opportunity to acquire this well-presented lower ground floor apartment, ideally located within walking distance of Maidstone Town Centre. The property offers well-proportioned accommodation comprising two bedrooms, a family bathroom, and a spacious open-plan kitchen/living/dining room — perfect for modern living. Further benefits include a communal courtyard garden and the added advantage of being offered with no forward chain. Conveniently situated close to excellent transport links, well-regarded schools and a wide range of local amenities, this apartment would make an ideal first-time purchase or investment opportunity. Agents note: the property will be sold with a new lease upon completion. The ground rent is £10 per calendar month, and service charge is £50 per calendar month. It is considered that the property would achieve £1,000 per calendar month as a rental.

## Location

The property is within a quarter of a mile of the Town Centre, with its excellent facilities which include Maidstone East railway station (London Bridge 56 minutes), wide selection of schools in and around the Town Centre for all age groups, two museums, a theatre, county library. Within half a mile is Mote Park with its 450 acres, boating lake, leisure centre and swimming pool. The M20, A20, M2, M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

B

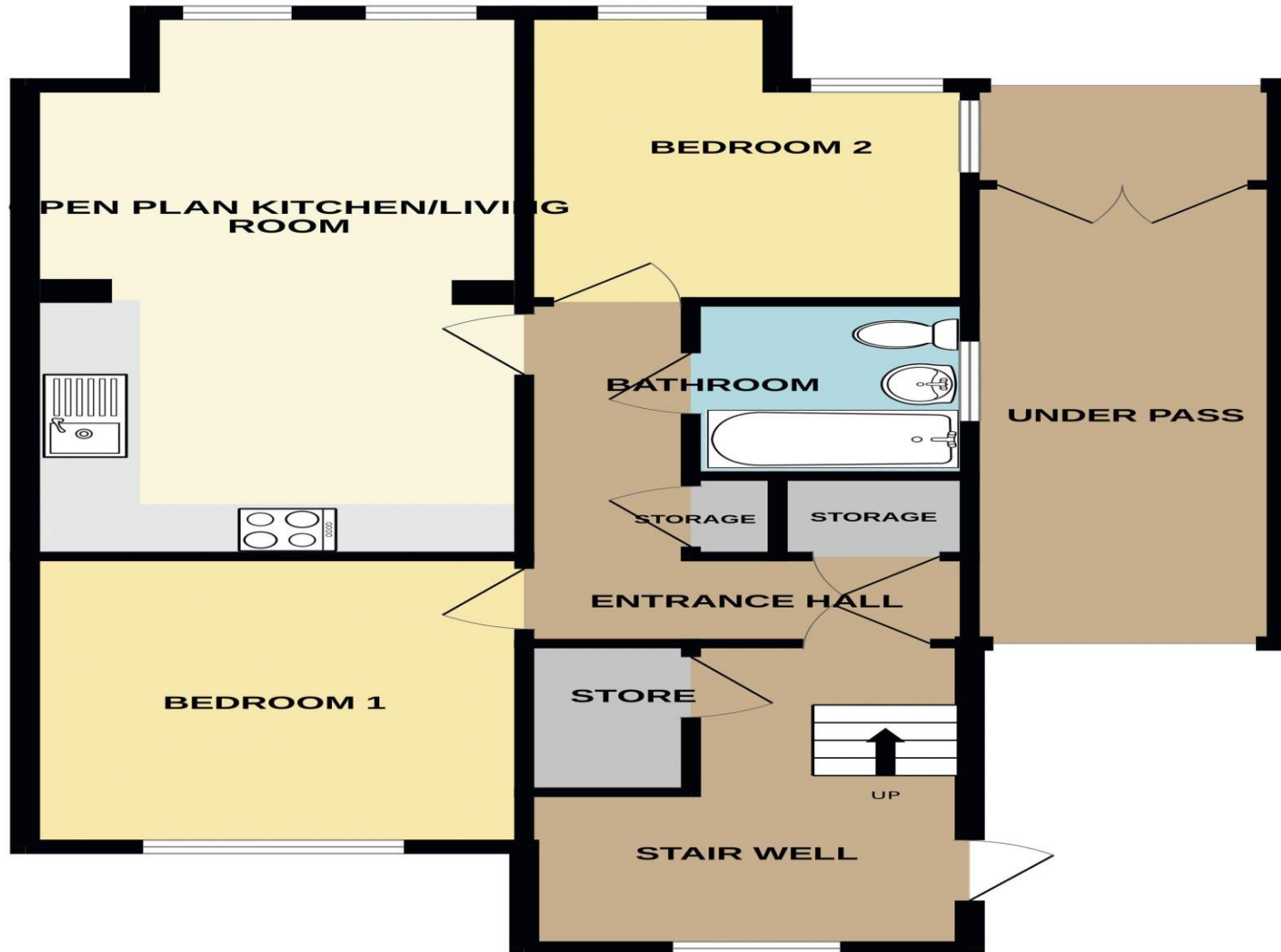
## VIEWINGS STRICTLY BY APPOINTMENT

**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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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

Secure intercom entry system, two storage cupboards (one housing the electric meters), rear-facing window, staircase leading to the upper floors, and additional stairs providing access to:

### LOWER GROUND FLOOR

### FLAT 1

#### ENTRANCE HALL

Entered via a composite front door with chrome fittings and door viewer, the space benefits from two useful storage cupboards — one accommodating the wall-mounted Ideal combination boiler supplying heating and domestic hot water, as well as plumbing for a washing machine — together with an entry phone system and radiator.

#### LIVING ROOM 22' 6" x 9' 10" (6.85m x 2.99m)

Two front-facing windows, complemented by two radiators and a wide opening leading through to:

#### KITCHEN 8' 8" x 10' 0" (2.64m x 3.05m)

Fitted with a comprehensive range of wall and base units featuring sage green wood-effect door and drawer fronts, complemented by coordinating work surfaces. Stainless steel sink with mixer tap and drainer, integrated Logik oven with four-burner gas hob and extractor hood over, space for a fridge freezer, and practical vinyl flooring.

#### BEDROOM 1 12' 0" x 9' 8" (3.65m x 2.94m)

Rear-facing window providing natural light, together with a radiator.

#### BEDROOM 2 8' 2" (narrowing to 7'9") x 8' 9" (2.49m x 2.66m)

Enjoying excellent natural light from three windows (two to the front and one to the side), complemented by a radiator.

#### BATHROOM 7' 2" x 5' 5" (2.18m x 1.65m)

Appointed with a white suite and chrome fittings, including a low-level WC, wash hand basin with mixer tap and tiled splashback, and a panelled bath with shower over and fully tiled surround. Further benefits include a radiator, side-facing window, vinyl flooring and extractor fan.

#### OUTSIDE

The property enjoys a walled frontage with wrought iron railings and secure postboxes serving the apartments. Double wrought iron gates open onto a brick paviour pathway, with service meters. To the rear, an attractive brick paviour courtyard is enhanced by decorative slate features, outside lighting and a designated bin store.

#### Directions

From Penenden Heath shopping parade proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, at the traffic lights turn right into Holland Road and third right into Hedley Street and Hedley Court will be found on the left hand side, as indicated by our signboard.



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