



Matterdale Gardens, Barming, Maidstone, Kent, ME16 9HW

Price £320,000



**** SOUGHT AFTER RETIREMENT DEVELOPMENT ** POPULAR BARMING LOCATION ** BUNGALOW ** WELL-PRESENTED THROUGHOUT ** VIEWS TO REAR ** NO FORWARD CHAIN ****

Page & Wells are delighted to bring to the market this well-presented two bedroom retirement bungalow situated on this small select development on the periphery of Barming. The development has it's own Clubhouse and 24 hour emergency pull cord system within the property. There is a Post Office/mini market and The Bull Pub/Restaurant opposite the development.

The accommodation features two bedrooms, kitchen, spacious lounge, conservatory and shower room. There is a low maintenance garden to the rear, allocated parking, together with visitors parking. Tenure: Leasehold. EPC Rating: C. Council Tax Band: E. Contact PAGE & WELLS King Street Office 01622 756703.



KEY FEATURES

- Two bedrooms
- Single storey living
- Conservatory
- Age restriction
- Low maintenance garden
- Views to rear
- No forward chain

ACCOMMODATION

Entrance Hall

Lounge

Conservatory

Kitchen

Bedroom One

Bedroom Two

Shower Room

EXTERNALLY

There is a pleasant low maintenance garden to the rear and allocated parking facilities.

LEASE DETAILS

We understand that a 125-year lease was granted in 1993. Service charge to be confirmed by client.

VIEWING

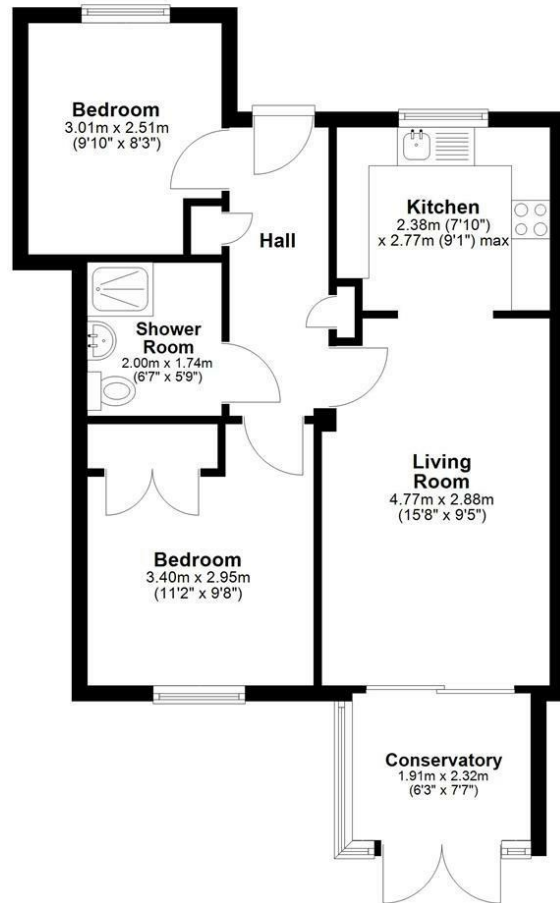
Viewing strictly by arrangement with the Agent's Head
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

Ground Floor



Total area: approx. 52.9 sq. metres (569.4 sq. feet)

