



Scotney Gardens St Peters Street
Maidstone
ME16 0GR

Guide Price £170,000 to £190,000

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Description

An excellent opportunity to acquire this second-floor apartment, forming part of the crescent within this award-winning development, and enjoying stunning views over the towpath and the River Medway. Positioned within the distinctive crescent design, the property offers a unique and well-proportioned layout, providing over 750 sq ft of accommodation arranged across a single floor.

Built by Fairview Homes in 2004, the development is renowned for its contemporary style, featuring Juliet balconies, large picture windows, and casement doors that create a bright and airy living environment. The two bedroom and two bathroom apartment further benefits from night storage and panel heating, fitted carpets, along with light oak internal doors complemented by chrome fittings, adding to the modern finish throughout.

Agent's Note: The property is offered for sale with no forward chain. There are 166 years remaining on the lease, an annual ground rent charge of £150, an annual service charge of £1,123 and an annual buildings insurance cost of £227.

Location

Conveniently placed within easy striking distance of the town centre with it's excellent selection of amenities which include the Fremlins Walk shopping area, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. A short walk along the tow path takes you to the Millenium Park.

Council Tax Band

D

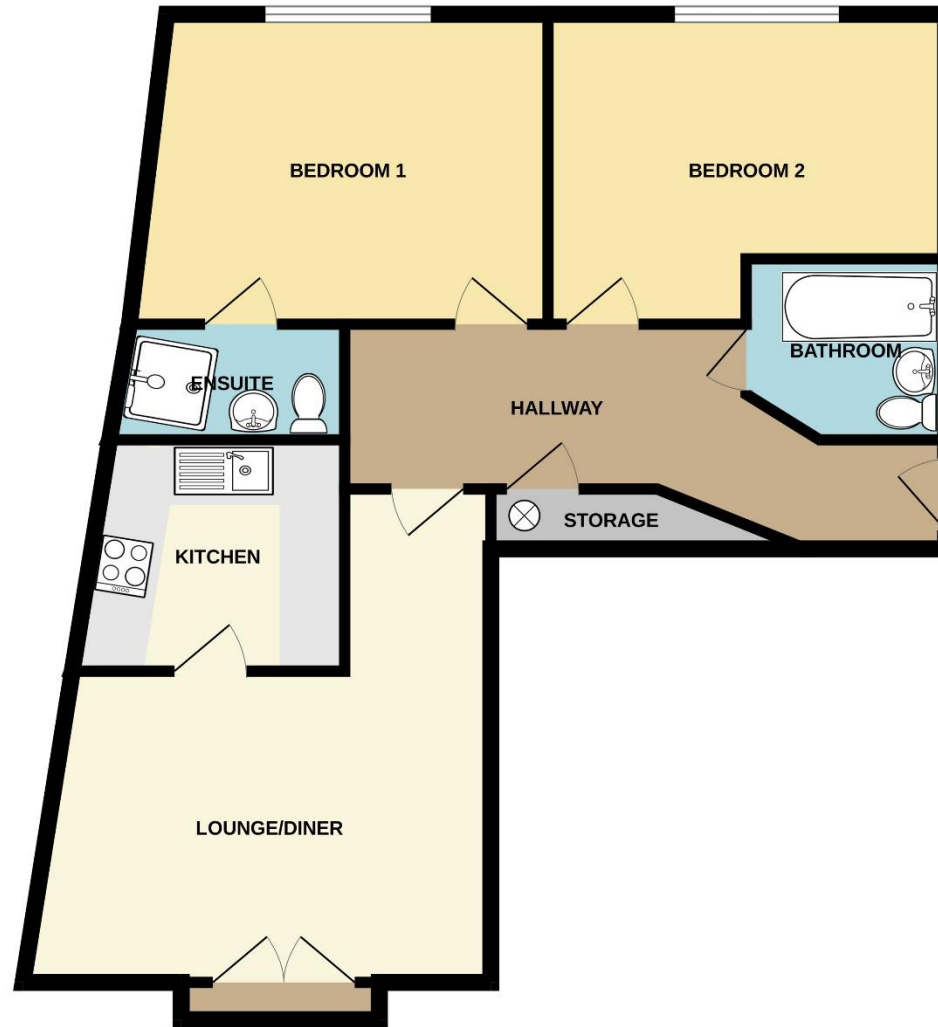
VIEWINGS STRICTLY BY APPOINTMENT

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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

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

ENTRANCE FOYER

Accessed via a secure entry phone system, with a staircase leading to the second-floor landing.

ON THE SECOND FLOOR

ENTRANCE HALL

Security entry phone system. Built-in linen cupboard housing a Telford hot water cylinder with twin immersion heaters, providing domestic hot water throughout and fitted carpet.

LOUNGE/DINING ROOM 15' 2" x 13' widening towards external wall (4.62m x 3.96m)

Vent-Axia air circulation system. Large double casement doors open to a Juliet balcony, offering delightful views over the communal gardens, the river, and the elevated bridge. Night storage heater and fitted carpet.

KITCHEN 9' 1" x 8' 0" (2.77m x 2.44m)

Fitted with a range of maple-effect units, featuring matching door and drawer fronts complemented by stainless steel fittings and dark work surfaces. The kitchen is equipped with a Bosch ceramic hob with a fan-assisted oven below, along with an integrated fridge and freezer, and an LG washer / dryer. A one-and-a-half bowl stainless steel sink unit with mixer tap is set within the worktop, with cupboards beneath. Additional features include a Dimplex kick heater, tiled splashbacks, and vinyl flooring.

BEDROOM 1 14' 7" x 10' 9" (4.44m x 3.27m)

Window overlooking the internal quadrangle from the crescent, enjoying a southerly aspect. Night storage heater and fitted carpet. Door to:

EN-SUITE SHOWER ROOM

Fitted with a white suite and chromium-plated fittings, comprising a raised shower tray with glass enclosure and mixer shower, wash hand basin, and low-level WC with concealed cistern. Additional features include an extractor fan, Dimplex fan heater, shaver point, tiled splashbacks, and vinyl flooring.

BEDROOM 2 13' 10" x 10' 0" (4.21m x 3.05m)

Window overlooking the internal quadrangle, benefiting from a southerly aspect. Panel heater and fitted carpet.

BATHROOM

Fitted with a white suite complemented by chromium-plated fittings, comprising a panelled bath with mixer tap and shower attachment, along with a shower screen. Wash hand basin with mixer tap and a low-level WC with concealed cistern. Further features include tiled splashbacks with a decorative border, vinyl flooring, a shaver point, and a heated towel rail.

OUTSIDE

Permits for two parking spaces. The property is set within beautifully maintained communal gardens, which provide direct access to the riverbank.

Directions

From the twin bridges over the River Medway in the centre of Maidstone, turn into St Peters Street, adjacent to the Travel Lodge, passing Wicks on the right hand side and Scotney Gardens will be found a short distance along on the right, in a secure gated complex.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

