



THE
HOMES
GROUP



High Street, Maidstone, ME14 1SA
Guide price £160,000 Leasehold

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VACANT / NO CHAIN - The Homes Group are delighted to present to the market this newly refurbished two bedroom flat. Set in the heart of Maidstone, the county town of Kent, with its Historic High Street, historic buildings, river, parks, local amenities and Mainline Railway Station to London and the coast, this property would make the ideal first purchase or Buy-to-Let investment property.

Tenure: Leasehold -We understand that a new 999 year lease with a peppercorn ground rent will be created for the new owners upon completion of the sale. Details of the lease and associated service charge to be verified by the vendors solicitors.

Benefits include: Two double bedroom with built in wardrobe to bedroom one, a good-sized open plan living room with modern fitted kitchen and built in hob and electric oven, modern contemporary bathroom with white suite, and electric heating.

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Entrance Hall

Open plan Living room/Kitchen
18'10 x 15'6 at widest (5.74m x 4.72m at widest)

Bathroom
6'7 x 5'8 (2.01m x 1.73m)

Bedroom Two
10'4 x 6'0 (3.15m x 1.83m)

Bedroom One
12'8 x 10'2 (3.86m x 3.10m)

Tenure: Leasehold

Council Tax: Band C

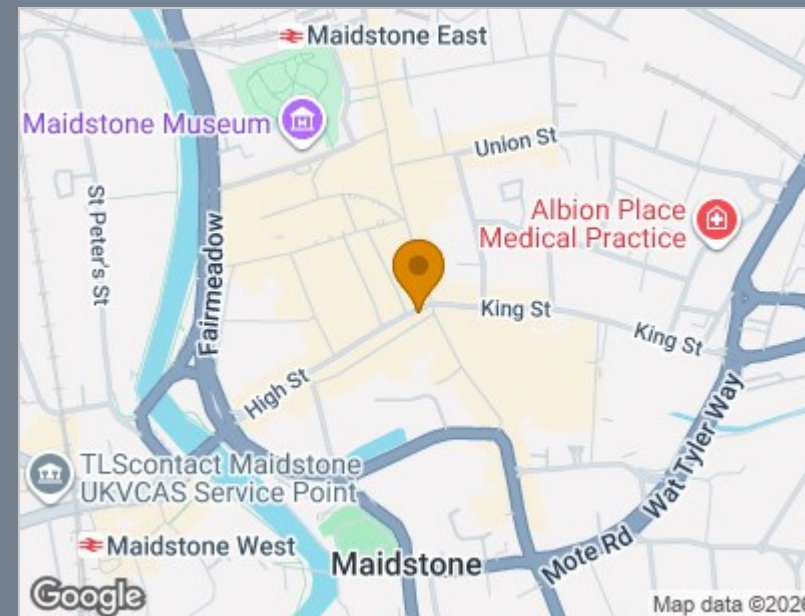




First Floor



Total area: approx. 53.7 sq. metres (578.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.