



**Connells**

Goring Place  
Church Street Maidstone



### Property Description

Located in the heart of Maidstone town centre, this well-proportioned two bedroom flat offers convenient and contemporary living within easy reach of everything the town has to offer. The property is ideally positioned for access to Maidstone's extensive range of shops, restaurants, and leisure facilities, as well as excellent transport connections including Maidstone East, West and Barracks stations, making it a practical choice for commuters.

The accommodation offers a welcoming living space with room for both relaxation and dining, complemented by a fitted kitchen designed for everyday functionality. Two bedrooms provide versatile accommodation, suitable for professionals, sharers, or those looking for a home office space, while the bathroom completes the internal layout.

Set within a highly desirable central location, this flat is perfectly suited to first-time buyers, downsizers or buy-to-let investors seeking a strong rental opportunity in a consistently popular area.

Early viewing is highly recommended to appreciate the convenience and lifestyle on offer.



## Agents Note

- The annual ground rent is peppercorn
- Managed freehold property where you pay a management /service charge contribution. The Vendor will confirm.









Total floor area 72.9 m<sup>2</sup> (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: C Council Tax Band: D

Service Charge: 998.47 Ground Rent: 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408621](http://connells.co.uk/Property/MAI408621)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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