



58 Sandling Park Sandling Lane
Maidstone
ME14 2NY

Guide Price £225,000 to £250,000

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Description

Beautifully presented and thoughtfully modernised, this spacious two-bedroom ground-floor apartment occupies a desirable position within this prestigious development, set amidst attractive park-like grounds and conveniently located for local amenities and schools.

Extending to in excess of 850 sq. ft., the accommodation features an impressive open-plan living/kitchen area, with the living space enjoying a southerly aspect and large sliding patio doors opening onto a private sun terrace.

The contemporary kitchen is complemented by a full range of integrated appliances. The principal bedroom benefits from an en-suite shower room, alongside a further double bedroom and family bathroom.

Additional features include allocated parking, double glazing and electric heating, making this an attractive and generously proportioned modern home.

Agents notes: There are 107 years remaining on the lease. Annual ground rent is £350 and annual service charge is £2,992.58. It is considered the property would achieve £1,400 to £1,450 per calendar month as a rental.

Location

Conveniently placed on the outskirts of Penenden Heath on the north side of the County town within easy access of the extensive motorway network. Local shops are available at Penenden Heath and provide for everyday needs with the town centre being some one and half miles distant offering a more comprehensive selection of amenities including two musuems, theatre, County library, multi-screen cinema and two railway stations connected to London. To the east of the County town is Mote Park with it' s 450 acres, boating lake, leisure centre and municipal swimming pool. The River Medway has lovely walks along the tow path and access to the Millennium Park and amphitheatre.

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.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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COMMUNAL ENTRANCE FOYER

With security entry phone, stairs and lift to all floors.

APARTMENT 58

ENTRANCE HALL

Security entry phone system and useful built-in cloaks cupboard. A further double utility cupboard provides plumbing for a washing machine and houses the Sadia water heater with timer control, supplying domestic hot water throughout. Panel heater and laminate flooring.

OPEN PLAN KITCHEN / LIVING ROOM 24' 6" x 15' 7" (7.46m x 4.75m)

LOUNGE/DINING AREA – A bright and spacious living area featuring double sliding patio doors opening onto a small sun terrace enjoying a southerly aspect. Contemporary media wall incorporating a living flame-effect fire with space for a television. Electric panel heater and recessed downlighting.

KITCHEN – Contemporary fitted kitchen comprising a range of high and low-level units with grey matt door and drawer fronts, complemented by quartz-effect work surfaces. Grey one-and-a-half bowl sink with mixer tap. Excellent range of integrated appliances including oven, microwave, fridge/freezer, dishwasher and drinks cooler. Four-burner ceramic hob with contemporary Klarstein extractor above. Further features include deep pan drawers, floor-to-ceiling storage cupboards and a breakfast bar providing seating for two. Continuous laminate flooring flows through from the living area.

PRINCIPAL BEDROOM 14' 2" x 9' 9" (4.31m x 2.97m)

Window to rear enjoying a pleasant southerly aspect. Double built-in wardrobe providing useful storage.

EN-SUITE SHOWER ROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Contemporary suite comprising a double shower enclosure with rainforest shower and separate hand attachment, complemented by attractive veined tiling and a sliding shower door. Wash hand basin with matt black mixer tap and useful storage cupboard beneath, together with a low-level WC and anthracite heated towel rail. Further features include matching tiled flooring, a large wall-mounted mirror, recessed downlighting and extractor fan.

BEDROOM 2 14' 2" x 8' 9" (4.31m x 2.66m)

Window to rear enjoying a southerly aspect. Two double built-in wardrobes providing ample storage and panel heater.

BATHROOM 8' 1" x 5' 8" (2.46m x 1.73m)

Contemporary white suite comprising a panelled bath with mixer tap and hand shower attachment, wash hand basin with mixer tap and useful storage cupboard beneath, and low-level WC. Complemented by tiled splashbacks and ceramic tiled flooring, with a chrome heated towel rail, wall-mounted mirror, shaver point, recessed downlighting and extractor fan.

OUTSIDE

The property is surrounded by attractive park-like communal gardens and benefits from an allocated parking space, together with dedicated bin and bicycle storage facilities.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane and Sandling Park will be found after approximately half a mile on the left hand side. After entering the gated complex, pass the first block and continue round turning left under the second block of properties is where the apartment will be found.



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