



Mill Lane, Maidstone, Kent, ME14 1GL

Offers In The Region Of £275,000

****STUNNING 2-BEDROOM FIRST FLOOR APARTMENT OVERLOOKING THE RIVER MEDWAY AND WHATMAN PARK IN MAIDSTONE.****

Discover this immaculate, beautifully maintained 73m² Redrow-built, stylish, quiet and very comfortable first-floor flat. Located in a prime position on a peaceful no-through road, a short walk to central Maidstone. It is south-west facing (warm in the winter (EPC B) and cool in the summer, with breath taking views directly over the River Medway and Whatman Park. No traffic noise. Private (not overlooked) with no views of other buildings, just serene green nature vistas! Tenure: Leasehold. EPC Rating: B. Council Tax Band: D.



KEY FEATURES:

- *ENSUITE MASTER BEDROOM & second bedroom with mirrored cupboards and great views.
- *FULLY EQUIPPED KITCHEN including fridge, washer/dryer, microwave + oven – all appliances stay!
- *Large separate BATHROOM.
- *AMPLE STORAGE with 2 utility cupboards (fitted shelving) & extra kitchen units installed.
- *ALLOCATED PARKING - undercover and secure (electronically gated) space included (plus 1 visitor space parking permit)
- *SPECIAL FEATURES - freshly PAINTED (June 2024) - PLUS - a beautiful golden mirror splashback, a Harvey water softener system and premium Hillary's curtains & blinds installed in the living room and bedrooms.

ACCOMMODATION:

Entrance door to ...

Communal Reception Hall

Stairs and lift lead to first floor. Entrance door to ...

Entrance Hall

Utility cupboard with plumbing for washing machine. Fitted shelving and extractor fan.

Kitchen/Living/Dining Room 22'4 x 12'11 (6.81m x 3.94m)

A beautifully proportioned principal room with double glazed double doors opening to the balcony with wrought iron balustrading. The room has Amtico flooring. The kitchen area has been finished to a very high specification with an excellent range of work surfaces with cupboards and drawers under. A

range of wall cupboards. Range of Bosch appliances including 4-ring hob with extractor fan over. Integrated dishwasher, fridge and freezer. Inset one and a half bowl sink unit with cupboards under. Inset ceiling lighting.

Principal Bedroom 11'4 x 10'1 (3.45m x 3.07m)

Another well-proportioned room with double glazed window with fitted electric blind overlooking the river and park. Range of mirror fronted wardrobe cupboards. Door to ...

• En-suite Shower Room

Thermostatically controlled shower. Wash hand basin. Low level WC. Mirror fronted cabinet with glass shelving concealing shaver point. Part tiled walls. Tiled flooring. Chrome heated towel rail. Inset ceiling lighting. Extractor fan.

Bedroom Two 11'11 x 10'1 (3.63m x 3.07m)

Double glazed window overlooking the river. Cupboard concealing Ideal gas fired boiler serving central heating and domestic hot water. Range of mirror fronted wardrobe cupboards.

Spacious Luxury Bathroom

Panelled bath with mixer tap. Thermostatically controlled shower and shower screen. Wash hand basin. Low level WC. Extensive tiling to walls. Tiled flooring. Shelved storage cupboard. Mirror fronted unit with glass shelving and concealed shaver point.

EXTERNALLY

The property is surrounded by communal gardens. There is access to the river and pathways that lead from there into the countryside. The property benefits from secure gated

underground parking. There is further permit parking available for visitors.

AGENT'S NOTE

The apartment has been furnished to a very high standard and, with our client emigrating, there is an opportunity to purchase the contents at a very reasonable cost all by separate negotiation.

LEASE DETAILS

There are 996 years remaining and the current annual service charge is £1,863.96.

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

