



15 Cudham Close
Maidstone
ME14 5QG

Offers in excess of £235,000

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Description

A bright and spacious first-floor maisonette, ideally situated in a quiet pedestrian cul-de-sac. The property enjoys a southerly aspect to the rear, with a balcony to the front, a private south-facing garden, and a nearby garage en bloc. Arranged predominantly over one floor, the accommodation benefits from gas-fired central heating and UPVC double glazed windows throughout. The well-presented interior includes a generous living room, a fitted kitchen complete with a full range of integrated appliances, two well-proportioned bedrooms, and a fully tiled bathroom fitted with a white suite. The property is being sold with no forward chain. Agents note: There are 121 years remaining on the lease. There is an annual Ground Rent of £175. It is considered the property could achieve £1250 per calendar month as a rental.

Location

The Vinters Park development is well established and conveniently placed with an excellent selection of local amenities including shops providing for everyday needs, together with community centre with pre-school and the adjacent Vinters Valley Nature Reserve with it's 9 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta Schools, catering for infants, juniors and seniors. The town centre is approximately ½ mile distant and offers a more comprehensive selection of amenities consistent with it's County town status, including theatre, museum, county library, multi-screen cinema and excellent shopping facilities at Fremlins Walk. Mote Park is also ½ mile distant and 450 acres, boasting lake, leisure centre and swimming pool. There are two railway stations in the town connected to London and the M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

B

VIEWINGS STRICTLY BY APPOINTMENT

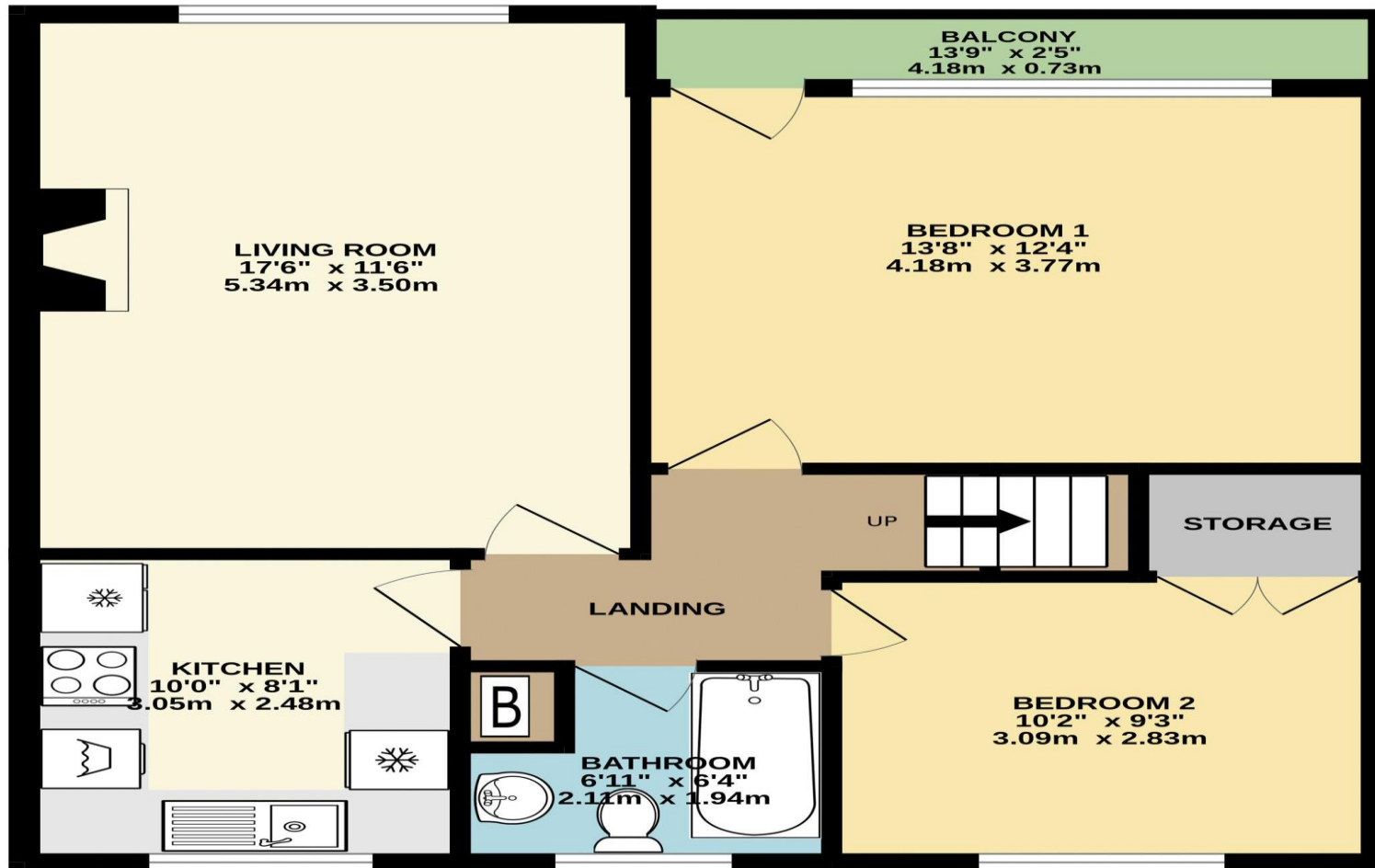
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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

Outside light, uPVC entrance door with glazed inserts, built-in storage cupboard housing service meters, oak-effect laminate flooring, and staircase rising to the first floor.

LANDING

Oak-effect laminate flooring and access to the loft space.

LIVING ROOM 17' 6" x 11' 6" (5.33m x 3.50m)

Oak-effect laminate flooring, window to the front elevation, double radiator, and feature electric fireplace with timber surround and hearth.

KITCHEN 10' 0" x 8' 0" (3.05m x 2.44m)

A comprehensive range of wall and base units with wood-grain effect work surfaces and matching upstands, inset stainless steel sink with mixer tap and drainer, integrated under-counter fridge and freezer, Zanussi oven with four-ring electric hob and extractor canopy above, space and plumbing for a Beko washing machine, window to the rear elevation, and vinyl-effect tiled flooring.

BEDROOM 1 13' 0" x 12' 9" (3.96m x 3.88m)

Oak-effect laminate flooring, double radiator, glazed door leading to the balcony, window to the front elevation, and built-in storage cupboard with hanging rail and shelving.

BEDROOM 2 11' 2" x 8' 8" (3.40m x 2.64m)

Oak-effect laminate flooring, window to the rear elevation, dado rail, built-in cupboard with hanging rail and shelving, and radiator.

BATHROOM

White bathroom suite with chrome fittings comprising panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low-level WC. Double radiator and built-in cupboard housing the gas-fired boiler supplying central heating and domestic hot water. Window to the rear with a southerly aspect.

OUTSIDE

Garage located en bloc nearby. Private rear garden accessed via a gated entrance, predominantly laid to lawn with mature conifers, timber shed, fenced boundaries, and enjoying a desirable southerly aspect.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road. Follow the road for some distance taking the third turning on the left adjacent to the community centre into Aldon Close and Cudham Close will be found first turning on the left.



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