

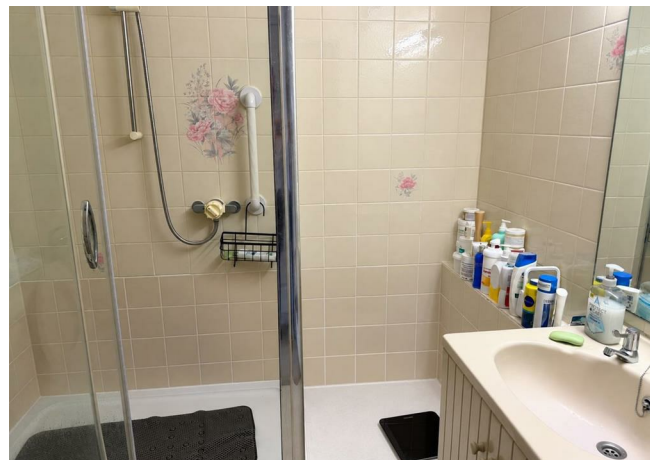


Marsham Street, Maidstone, Kent, ME14 1BU

Guide Price £75,000 - £80,000

**** GUIDE PRICE: £75,000 - £80,000 ** NO FORWARD CHAIN ** A MOST SOUGHT AFTER ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT SITUATED ON THE POPULAR HENGIST COURT DEVELOPMENT WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE ****

Page & Wells are delighted to bring to the market this well-planned first floor retirement apartment for the over 60's comprising a spacious living room, kitchen, double bedroom with wardrobes and a shower room. The complex benefits from a residents lounge, communal laundry facilities, an on-site manageress, a 24-hour emergency pull-cord system and well-maintained communal gardens. The development is within walking distance of the town centre, where there is a wide range of shopping and social facilities. There is convenient access onto the M20 motorway providing fast travel to London and the Kent coast. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Leasehold. EPC Rating: B. Council Tax Band: C.



KEY FEATURES

- On-site manageress
- 24-hour emergency pull-cord system
- Well maintained communal gardens
- Residents lounge
- Communal laundry facilities
- No forward chain

ACCOMMODATION

Entrance Hall

Living Room

Kitchen

Bedroom

Shower Room

EXTERNALLY

There are well maintained communal gardens.

LEASE DETAILS

We understand there is a 125-year lease with approximately 87 years remaining. Current annual service charge £2,406.00. Current annual ground rent £482.00.

VIEWING

Viewing strictly by arrangements with the Agent's Head

Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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