



**Clock House Rise, Coxheath, Maidstone, Kent, ME17 4GS**  
**Offers In Excess Of £150,000**



**\*\*\*NO FORWARD CHAIN\*\*\*GROUND FLOOR ONE BEDROOM APARTMENT WITHIN EASY REACH OF LOCAL AMENITIES IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS OR INVESTORS.**  
A stylish and eco friendly ground floor apartment, ideally positioned for local amenities including Tesco Express, Post Office and Londis. This modern home has been thoughtfully designed to offer both comfort and efficiency, with well-proportioned accommodation. The property benefits from a gas fired boiler installed this year with 5 years warranty remaining, double glazing, and a mechanical heat recovery ventilation system, promoting excellent energy efficiency. The apartment comprises a spacious double bedroom, a well appointed bathroom, and a bright open-plan living/kitchen area, perfectly suited to modern lifestyles and entertaining. Outside, the property benefits from allocated parking. Well presented, the apartment is ready for immediate occupation and would make an ideal first-time purchase, investment, or low-maintenance home. An internal viewing is highly recommended. Contact Page and Wells today and book your viewing today to avoid missing out.



## On the Ground Floor

### Communal Entrance Hall

Secure Entry Door to front and rear with private front door to

### Entrance Hall

Laminate wood floor, secure entry phone system, alarm system, storage cupboard housing ventilation recovery system

### Open Plan Living Area with Kitchen 16'9 x 13'1 (5.11m x 3.99m)

Kitchen Area: Wall and base units, inset gas hob with extractor hood above and electric oven below, space and plumbing for washing machine and fridge/freezer, wall mounted boiler, laminate wood flooring  
Living Area: Laminate wood flooring, TV and phone point, double glazed windows to front, radiator

### Bedroom 12'3 x 10'7 (37.54m x 3.23m)

Radiator, double glazed window to rear, phone and TV point


### Shower Room

Suite comprising corner shower cubicle with shower unit and glass screen, low level WC, sink, tiled flooring and walls, extractor fan, shaver point

### Externally

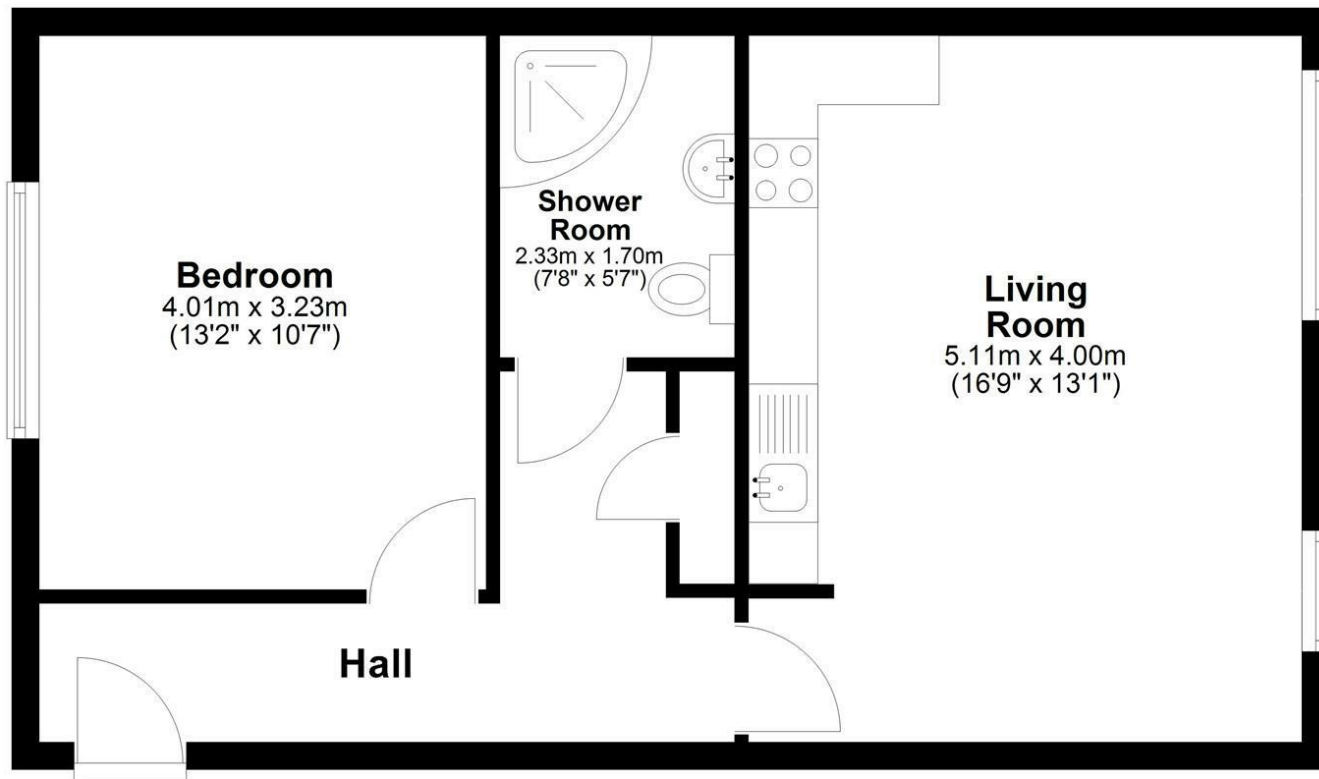
The property benefits from one allocated parking space and then there are several visitor parking spaces around the development.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Ground Floor



Total area: approx. 46.7 sq. metres (502.2 sq. feet)