



**Hart Street, Maidstone, Kent, ME16 8FB**  
**50% Shared Ownership £105,000**





This spacious two bedroom second floor apartment is being offered as a Shared Ownership property, whereby £105,000 represents a 50% share with a monthly rental of £245.47 and a current monthly service charge of £133.82.

The apartment itself is situated in a very convenient residential setting close to Maidstone town centre. The immediate area surrounding the property has excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The apartment is beautifully presented, set on the second floor with two good sized bedrooms and well-proportioned living room communicating with the kitchen. The property is finished to a high standard and an internal inspection is thoroughly recommended by the sole selling agents. Tenure: Leasehold. EPC Rating: B. Council Tax Band: D.



### ACCOMMODATION

Communal staircase and lift leads from the reception area to ...

### Second Floor Landing

Entrance door opens to ...

### Reception Hall

Range of built-in storage cupboards.

### Living Room 17'9 x 13'7 (5.41m x 4.14m)

A well-proportioned living area with double glazed double doors opening to Juliet balcony. Wide opening to ...

### Well fitted Kitchen 10'8 x 8'1 (3.25m x 2.46m)

Range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with side drainer and cupboard under. Range of wall cupboards. Bosch stainless steel oven. 4-ring gas hob with extractor fan over. Plumbing for washing machine and dishwasher.

### Bedroom One 15'4 9'10 (4.67m 3.00m)

A well-proportioned principal bedroom with double glazed window to rear elevation. Range of built-in wardrobe cupboards.

### Bedroom Two 13'6 x 8'9 (4.11m x 2.67m)

Double glazed window to rear elevation.

### Bathroom

Panelled bath with mixer tap, thermostatically controlled shower and shower screen. Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting.

### EXTERNALLY

The property has an allocated parking space.

### LEASE DETAILS

This property is being offered as a Shared Ownership property, whereby £105,000 represents a 50% share with a monthly rental of £245.47 and a current monthly service charge of £133.82.


The property can be purchased at full market value of £210,000. Interested parties will need to register and be approved with a Shared Ownership Scheme.

### VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

### DIRECTIONS

Proceed over the River Medway towards the A26. Immediately turn left into Barker Road and continue on into Hart Street, where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</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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