



61 Lee Heights Bambridge Court
Maidstone
ME14 2LG
Offers in Excess of £215,000

**61 Lee Heights
Bambridge Court
Maidstone
ME14 2LG**



Description

The apartment forms part of this popular and highly sought-after development, ideally situated close to the River Medway, with scenic towpath walks leading to Maidstone town centre and Allington Lock. Occupying the third floor, the property enjoys exceptional southerly views from the principal bedroom, living room and kitchen.

Extending to just under 900 sq ft and arranged over a single floor, this light and spacious apartment has been well maintained by the current owners. Recent improvements include the installation of modern thermostatically controlled electric panel heaters, several of which can be operated remotely via smartphone apps, together with a new oven in the kitchen.

The generously proportioned accommodation offers an abundance of built-in storage and comprises a welcoming entrance hall, spacious living room with a Juliet balcony, a fitted kitchen with integrated split-level appliances, a principal bedroom with en-suite shower room, a second double bedroom with fitted wardrobes, and a family bathroom.

Bambridge Court occupies a convenient position on the northern outskirts of Maidstone, offering excellent access to one of the town's main arterial routes and, in turn, the wider motorway network. The apartment also benefits from an allocated parking space, conveniently visible from the rear of the property.

Agent's Note: The property is considered capable of achieving a rental income of approximately £1,250 per calendar month on an Assured Shorthold Tenancy. The property is held on a 155-year lease from February 2004, with approximately 133 years remaining. The ground rent is £250 per annum, and the annual service charge is £1,954.98 (paid in two six monthly instalments).

Location

Lee Heights is conveniently placed on the northern outskirts of the town with easy access to the river and tow path which provide a most attractive walk into the county town. Maidstone has an excellent selection of amenities which includes a theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band
C

VIEWINGS STRICTLY BY
APPOINTMENT

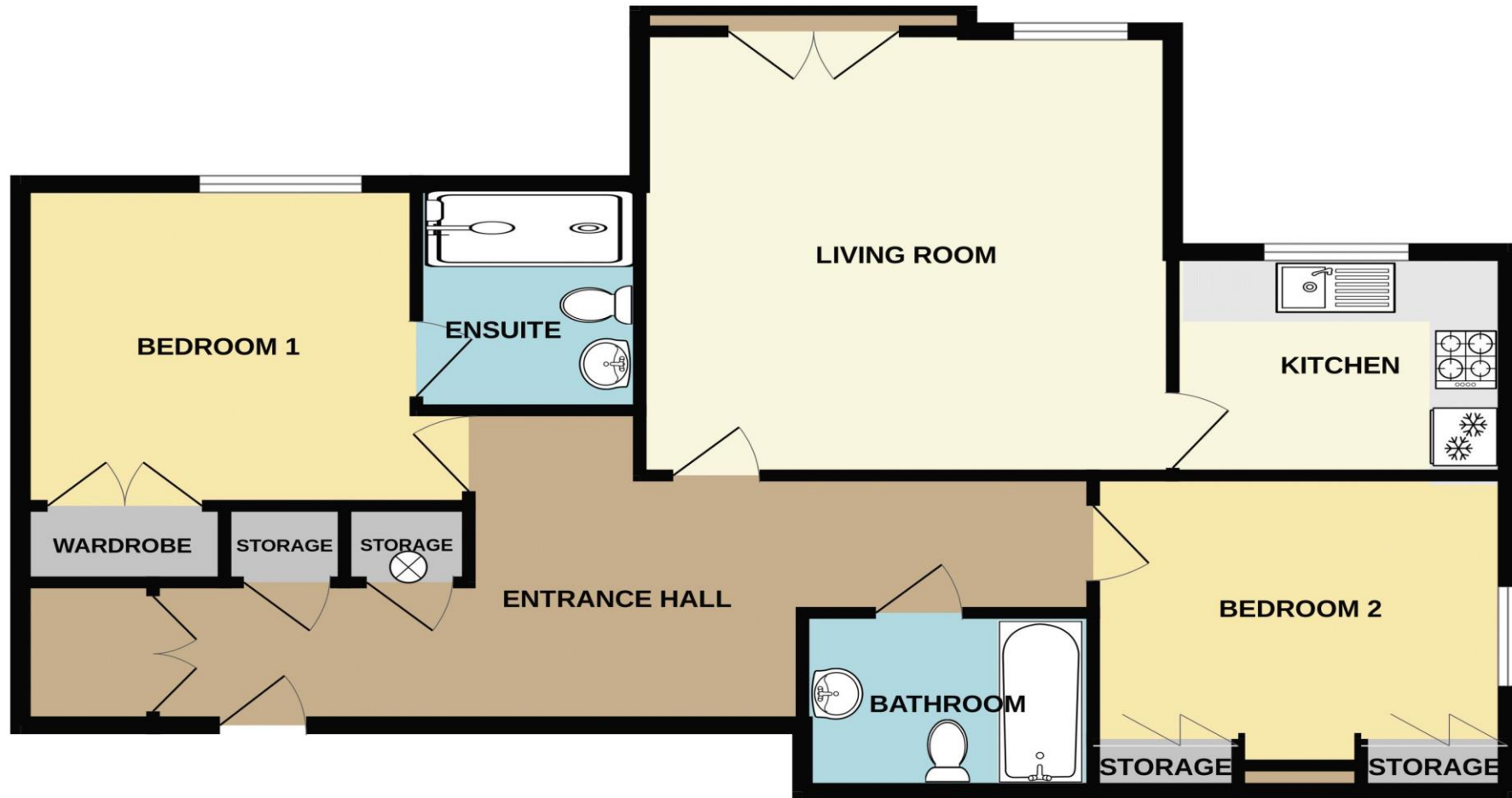
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

THIRD 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

COMMUNAL ENTRANCE FOYER

Secure entry system, postboxes, service lift and staircase to:

THIRD FLOOR LANDING

APARTMENT 61

ENTRANCE HALL

Built-in storage cupboards, one housing the hot water cylinder, together with a built-in wardrobe. Entry phone system providing access to the communal entrance door. Newly installed electric panel heater. Access to a generous loft space, which is partly boarded and currently utilised for storage.

LOUNGE 14' 9" x 15' 5" (4.49m x 4.70m)

Juliet balcony and rear-facing window enjoying a sunny southerly aspect with delightful far-reaching views. Newly installed electric panel heater. Door leading to:-

KITCHEN 9' 8" x 7' 5" (2.94m x 2.26m)

Fitted with a range of matching wall and base units with cream-fronted cupboards and drawers, complemented by contrasting work surfaces and tiled splashbacks. Stainless steel one-and-a-half bowl sink unit with mixer tap. Newly installed Hisense electric oven with four-ring electric hob and extractor hood above. Space for a fridge/freezer and integrated washing machine. Rear-facing window

enjoying a sunny southerly aspect. Vinyl flooring and recessed ceiling downlighters.

BEDROOM 1 13' 0" x 10' 8" (3.96m x 3.25m)

Built-in wardrobes. Rear-facing window enjoying a pleasant outlook. Newly installed electric panel heater.

EN-SUITE SHOWER

Enclosed shower cubicle with sliding glazed door and attractive mosaic-tiled surrounds. Low-level W.C. Pedestal wash hand basin with mixer tap and tiled splashback. Heated towel rail, shaver point and extractor fan. Vinyl flooring.

BEDROOM 2 12' 0" x 9' 5" (3.65m x 2.87m)

Rear-facing window enjoying a westerly aspect. Fitted with built-in wardrobes and matching overhead storage cupboards. Newly installed electric panel heater.

BATHROOM 8' 6" x 5' 10" (2.59m x 1.78m)

Spacious bathroom fitted with a white suite comprising a panelled bath with mixer tap and hand-held shower attachment. Tiled surrounds to the bath area. Low-level W.C. and pedestal wash hand basin with mixer tap. Heated towel rail, recessed ceiling downlighters and extractor fan. Vinyl flooring.

OUTSIDE

One allocated parking space and communal gardens with seating areas.

Directions

From Maidstone leave via the A229, on Fairmeadow a continuation of which is Engineers Road, at the Springfield library take the first exit for Springfield turning right passing the old library and Leigh Heights will be found at the end of the road on the left hand side, with automatic gates.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

