



Marsham Street, Maidstone, Kent, ME14 1BT
Offers In The Region Of £125,000



**** A SPACIOUS TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT ** LIVING ROOM WITH DIRECT ACCESS TO COMMUNAL GARDENS ** TWO GOOD SIZED BEDROOMS ****

Page & Wells are delighted to bring to the market this spacious two bedroom ground floor apartment located in the Hengist Court retirement development for residents over 60 years of age. The development benefits from a communal lounge, communal laundry facilities and an on-site manager. The accommodation comprises two bedrooms, living room with double glazed door providing direct access to communal gardens, modern kitchen and shower room. Hengist Court is within walking distance of the town centre, where there is a wide range of shopping, educational 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 on 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D.



KEY FEATURES

- Ground floor retirement apartment
- Direct access to communal gardens from living room
- Two bedrooms
- Modern kitchen
- No forward chain

ACCOMMODATION

Entrance Hall

Living Room

Modern Kitchen

Bedroom One

Bedroom Two

Shower Room

EXTERNALLY

There are well maintained communal gardens which are accessed directly from the living room.

LEASE DETAILS

We understand there is a 125-year lease with 87-years remaining. Annual service charge approximately £3,724.57 (last year's figure). Annual ground rent £589.66.

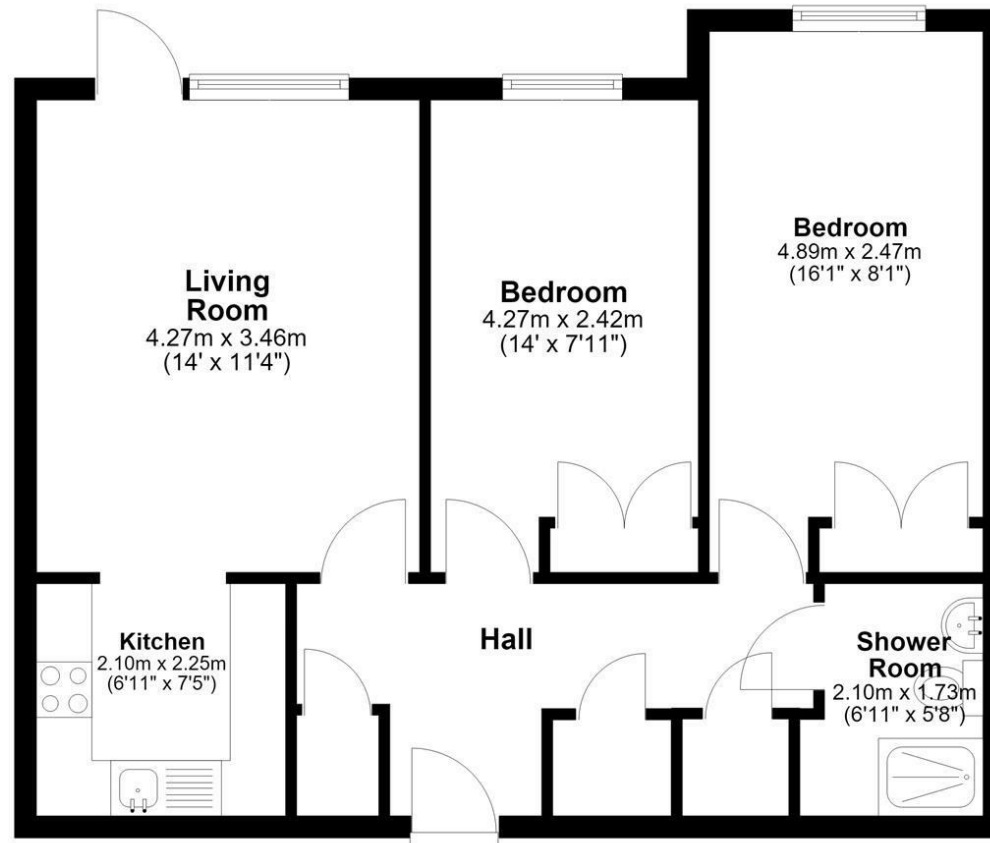
VIEWING

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		
(69-80) C	75	75
(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	

Ground Floor



Total area: approx. 56.8 sq. metres (611.6 sq. feet)

