



Langley House Marigold Way
Maidstone
ME16 0ZX

Guide Price £170,000 to £190,000

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Maidstone
ME16 0ZX**



Description

A spacious and neutrally decorated two-bedroom first-floor apartment, forming part of this sought-after development, conveniently located close to Maidstone Hospital and local amenities. The well-presented accommodation extends to over 650 sq ft and is arranged on a single level, benefitting from gas-fired central heating, UPVC double-glazed sash windows, and allocated parking.

The light-filled and generously proportioned interior must be viewed to be fully appreciated. One allocated parking space is included.

Agents note: There are 102 years remaining on the lease and there is an annual service charge of £2,717.88 (including buildings insurance). The property is being sold with no forward chain.

Location

Located on the western outskirts of the town in the Barming area. There are a selection of shops and food outlets within a 1/4 of a mile as is Maidstone hospital with regular bus services into the Town Centre. Educationally the area is well served with infant and junior schools on the Beverly estate and off Queens Road. For older children there is a wide selection of schools and colleges within 1/2 a mile. Maidstone town centre is some 2 miles distant with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports. The property is within walking distance to Maidstone Hospital and has excellent bus routes.

Council Tax Band

C

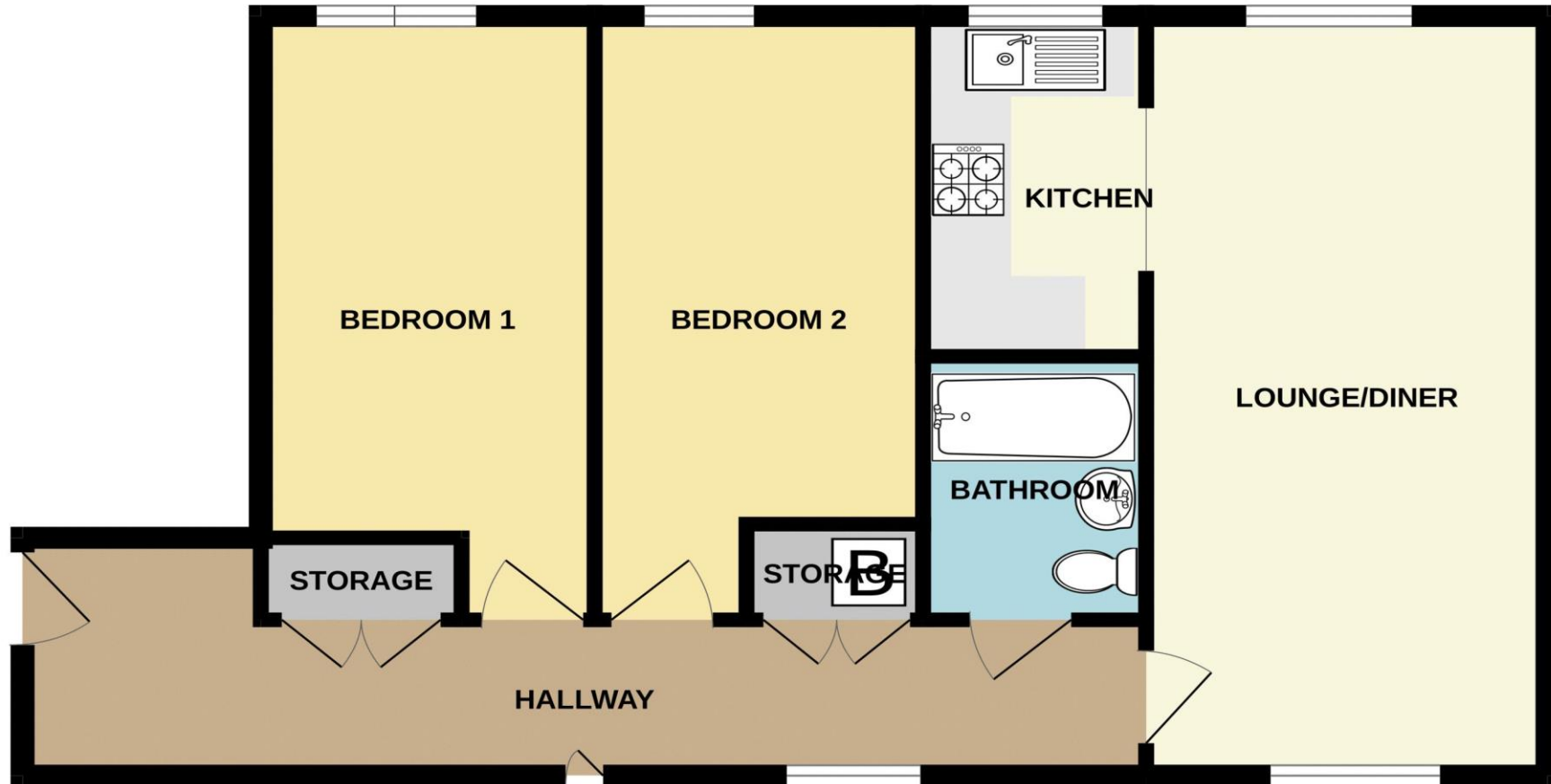
VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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

ENTRANCE HALL

Hardwood entrance door leading into the property. Intercom telephone system, fitted carpet and consumer unit. Sash windows to the rear elevation and a double radiator. Generous storage cupboard, along with an additional built-in cupboard housing a Worcester Bosch boiler and Tempest hot water cylinder, both installed in April 2024 and benefitting from respective manufacturers' warranties. Wall mounted remote control for the boiler.

LOUNGE 20' 2" x 9' 10" (6.14m x 2.99m)

Double-aspect room with sash windows to both the front and rear, fitted carpet and two double radiators.

KITCHEN 9' 2" x 5' 6" (2.79m x 1.68m)

A range of wall and base units with beech-effect doors and drawer fronts, black worktops and tiled splashbacks. Stainless steel sink and drainer with a chrome mixer tap. Integrated Whirlpool oven with a four-burner gas hob, extractor fan and light above. Bosch fridge/freezer and LG washer dryer included. Sash window to the front and oak-effect laminate flooring complete the space.

BEDROOM 1 16' 3" x 8' 2" (4.95m x 2.49m)

Double sash windows overlooking the front of the property, fitted carpet and double radiator.

BEDROOM 2 16' 3" x 8' 2" (4.95m x 2.49m)

Sash window to the front elevation, fitted carpet and a double radiator.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

White suite comprising a panelled bath with chrome mixer tap and shower attachment, glass shower screen, and curtain with rail. Pedestal wash hand basin with chrome mixer tap and tiled splashback, low-level W.C., and heated towel rail. Additional features include a shaver point, extractor fan, and vinyl flooring.

OUTSIDE

There is one allocated parking space.

Directions

From Maidstone leave via the Tonbridge Road, A26 in a westerly direction. After approximately 1 1/2 miles and at The Cherry Tree traffic lights, continue until reaching the next traffic lights turning right into Fountain Lane. Proceed through the next traffic lights into Hermitage Lane, take the first turning on the right into Marigold Way, follow the road round and Langley House will be found on the left hand side.



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