



Wordsworth Road, Penenden Heath, Maidstone, Kent, ME14 2HH

Price £230,000

**** EXCEPTIONALLY WELL-PRESENTED TWO BEDROOM PURPOSE BUILT FIRST FLOOR MAISONETTE SITUATED IN THE HIGHLY SOUGHT-AFTER PENENDEN HEATH LOCATION ** NO FORWARD CHAIN ****

Page & Wells are delighted to bring to the market this spacious, bright and airy two-bedroom 1930's first floor maisonette comprising private entrance hall, a good-sized lounge/diner with views towards the North Downs, modern dual aspect kitchen, two bedrooms and a bathroom. The property has been modernised throughout, including fresh décor, flooring and contemporary radiators. Externally, the property benefits from its own private rear garden with sunny aspect and a double-length detached garage, with storage at the front and the majority converted into a dedicated home office. Penenden Heath is a well-established and sought after suburb of North Maidstone, with local shops, bus service to the town centre, access to the M20 motorway and close to several schools. Tenure: Leasehold (Share of Freehold). EPC Rating: C. Council Tax Band: B. Contact PAGE & WELLS King Street Office 01622 756703.



KEY FEATURES

- 2 bedroom first floor maisonette
- Modern kitchen & bathroom
- Built-in bedroom wardrobes and additional storage
- Private rear garden with sunny aspect
- Double length detached garage
- Off road parking
- Quiet residential location
- Short walk to the Heath and local shops
- Chain-free
- Share of Freehold
- Ideal for first-time buyers or buy-to-let investors

ACCOMMODATION

Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

There is a garage (currently used as storage and home office), a brand-new, purpose-built garden shed, and a generously sized private rear garden with a sunny aspect.

LEASE DETAILS

There is a 125 year lease with 86 years remaining. We understand that the property benefits from a share of the Freehold with the ground floor maisonette. There are no maintenance charges or ground rent.

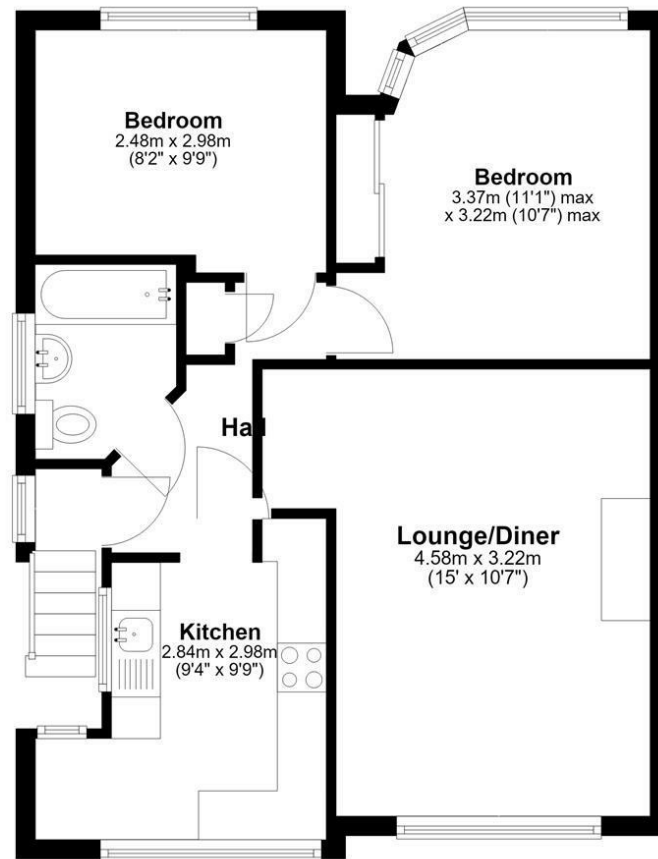
VIEWING

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		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor



Total area: approx. 50.6 sq. metres (544.9 sq. feet)

