



**Melrose Close, Maidstone, ME15 6ZE**  
**Shared Ownership £51,250**

**\*\*\*SHARED OWNERSHIP\*\*25% SHARE\*\*\*A WELL-PRESENTED FIRST FLOOR TWO BEDROOM APARTMENT WITH LIFT ACCESS, SET IN THE HEART OF LOOSE**

Situated within a popular residential setting in Loose, this well-presented two-bedroom first-floor apartment offers bright and practical accommodation. Ideal for first-time buyers, downsizers or investors, the property is ready to move into and occupies a modern apartment building benefiting from both lift and stair access, front and rear entrances, a communal garden, bike store and bin store.

The accommodation is arranged around a central entrance hall and comprises a spacious open-plan lounge/kitchen measuring over 21ft in length, creating an excellent sociable living space.

There are two well-proportioned double bedrooms, together with a family bathroom and a useful storage cupboard. The property also benefits from an allocated parking space within a private residents' car park, with additional on-road parking available nearby.

Melrose Close enjoys an excellent location within the village. To one side is the YMCA, where residents may benefit from reduced gym membership rates, together with a bridle path leading into the beautiful Loose Valley Conservation Area, renowned for its woodland walks, streams and wildlife. To the other side, a footpath provides convenient access to Loose Road, where a range of everyday amenities can be found including a Sainsbury's Local, pharmacy, public houses and frequent bus services into Maidstone town centre.

Combining convenience, comfortable living and a sought-after village location, this first-floor apartment would make an excellent first home, investment purchase or downsizing opportunity. Contact the Page & Wells Loose Office today to arrange your viewing.



## Entrance Hall

Lounge/Kitchen 21'1" x 12'7" (6.44m x 3.84m)

Bedroom 1 11'10" x 10'0" (3.62m x 3.06m)

Bedroom 2 11'10" x 9'8" (3.62m x 2.96m)

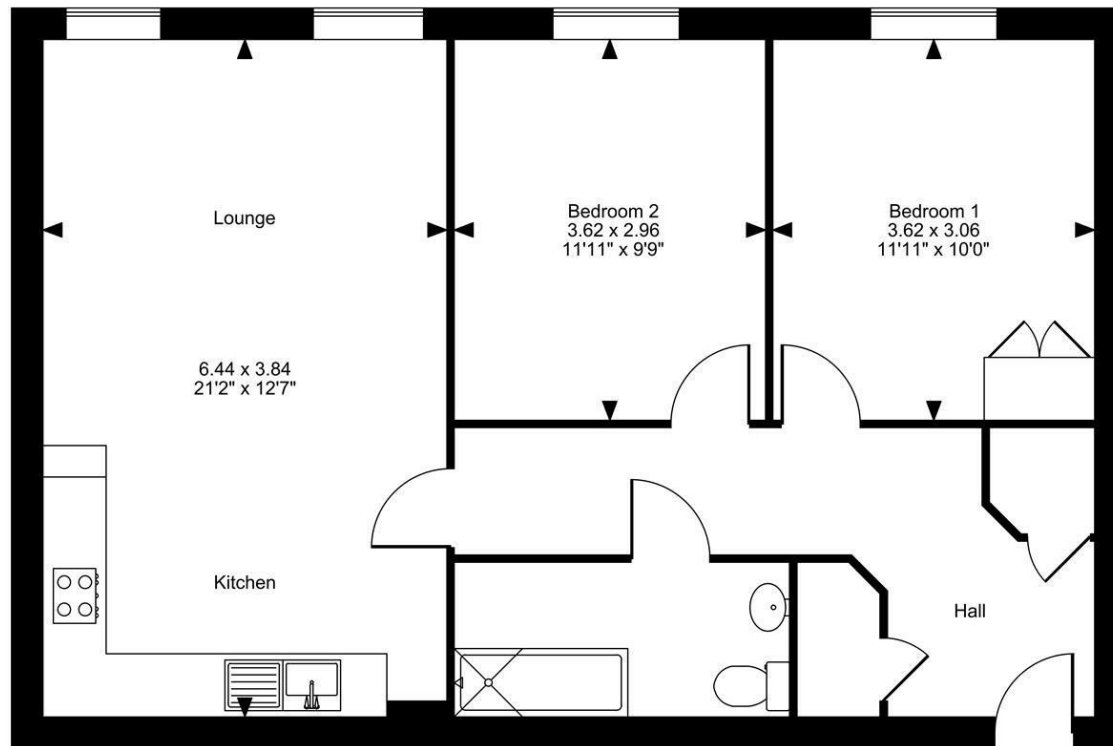
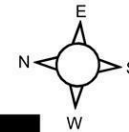
## Bathroom

### Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                           |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</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<br>2002/91/EC |  |

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Melrose Close, Maidstone, Kent  
Approximate Gross Internal Area  
693 Sq Ft/64 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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