

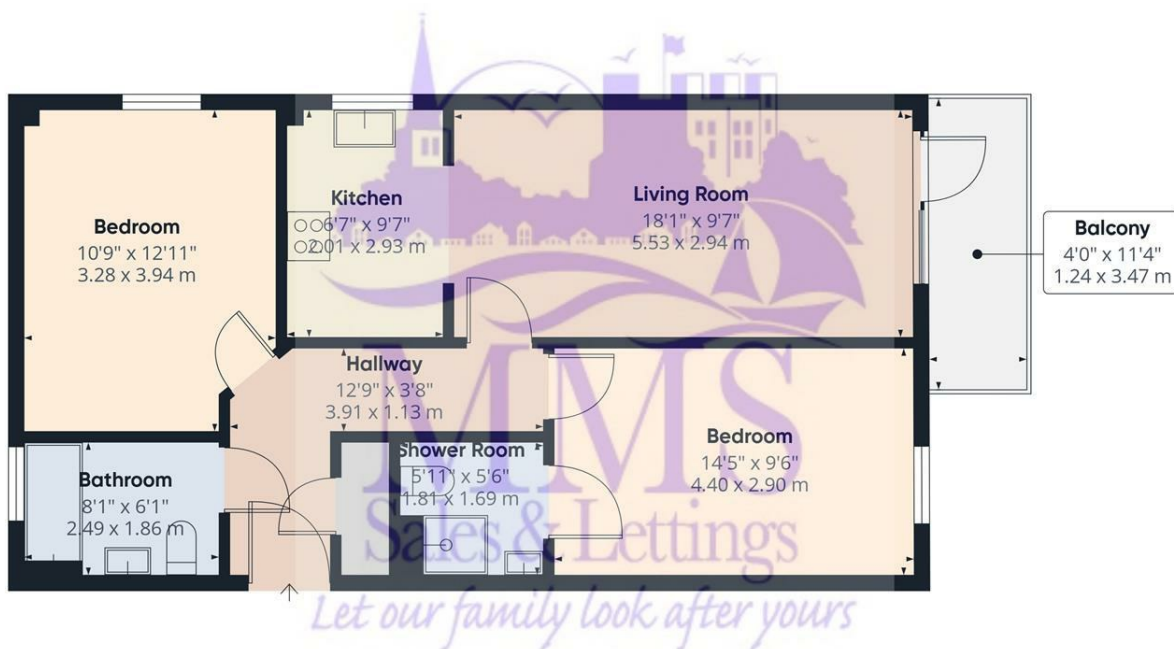


Flat 2, 32 Heath Wood Drive, Maidstone, ME14 5GY

GUIDE PRICE £220,000 - £230,000 Nestled in the desirable area of Heath Wood Drive, Maidstone, this contemporary flat offers a perfect blend of modern living and convenience. Built in 2021, this purpose-built apartment spans an impressive 710 square feet and boasts a generous 999-year lease, ensuring long-term security for its future occupants. The flat features two spacious double bedrooms, providing ample room for relaxation and rest. The master bedroom benefits from an ensuite shower room, adding a touch of luxury and privacy. The family bathroom is well-appointed, catering to the needs of residents and guests alike. The heart of the home is the stylish fitted kitchen, which flows seamlessly into the lounge/diner. This open-plan space is perfect for entertaining or enjoying quiet evenings in, and it leads out to a delightful balcony, ideal for soaking up the sun or enjoying a morning coffee. For those with vehicles, the property includes parking for one car, a valuable asset in this bustling area plus visitors spaces available. The flat is conveniently located close to the M20, providing easy access to surrounding areas, and is within reach of a variety of shops, making daily errands a breeze. With a council tax band of C and an impressive EPC rating of B, this property is not only modern and stylish but also energy-efficient. The annual service charge of £1,500 covers the upkeep of the communal areas, ensuring a well-maintained living environment. This flat is an excellent opportunity for first-time buyers, downsizers, or investors looking for a contemporary home in a prime location. Don't miss the chance to make this lovely apartment your own.

- TWO DOUBLE BEDROOMS
- BATHROOM & ENSUITE SHOWER ROOM
- GUIDE PRICE £220,000 - £230,000
- CLOSE TO AMENITIES
- ALLOCATED PARKING
- LOUNGE/DINER
- FITTED KITCHEN
- BALCONY
- COUNCIL TAX BAND B

£220,000



Approximate total area^m

670 ft²
62.3 m²

Balconies and terraces

45 ft²
4.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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