



**Flat 4 Ringlestone House Tarragon Road
, Maidstone
ME16 0FP
£215,000**

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**Delightfully presented and luxuriously
appointed first floor apartment.**



Description

This delightfully presented and luxuriously appointed first-floor apartment is beautifully decorated throughout. The property features an impressive 23ft living room with French windows and shutters, creating a bright and inviting living space. The kitchen is well fitted and benefits from a range of appliances. Additional features include an allocated parking space and access to a communal garden area to the rear. Located in the popular Barming area, the development is ideally positioned for easy access to Maidstone town centre, which offers mainline train services to London, along with a wide selection of shops, bars and restaurants. A good range of schools, regular bus services and convenient access to the M20 motorway are also close by. Offered with no forward chain. Agents note: The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation. Agents note: There are 104 years remaining lease. Ground rent is £200 per year and Service Charge is £2,482.78 annually.

Location

Located on this prestigious development on the western outskirts of the town. The apartment enjoys an east/west aspect and is conveniently placed within easy walking distance of a selection of shops providing for everyday needs, with Barming mainline railway station being within a quarter of a mile with connections to London on the Victoria Line. There is a further selection of extensive retail units at the Quarrywood Trading Park. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and a wide selection of schools and colleges for older children. The M20/M2/M25 and M26 are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

C

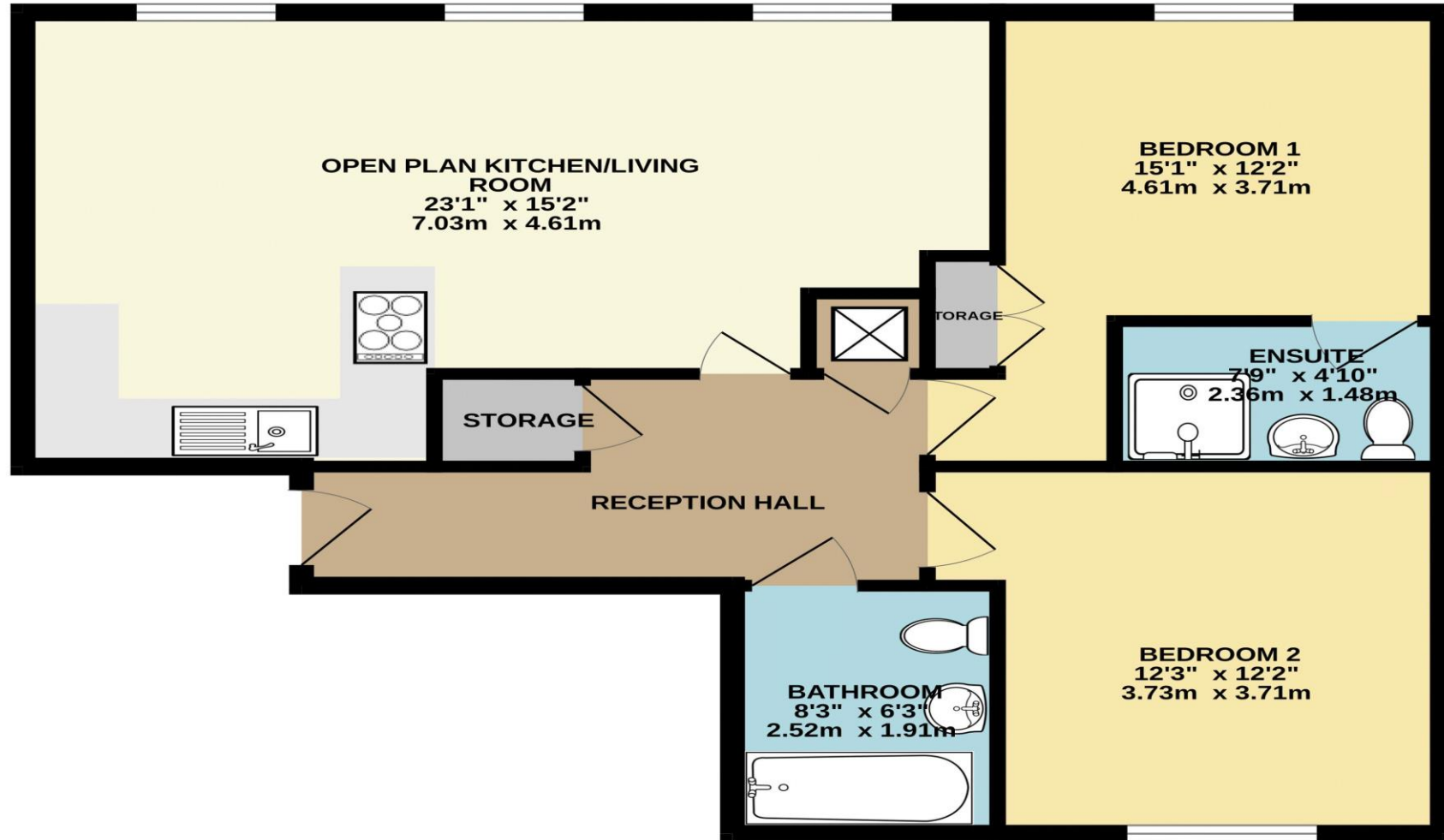
VIEWINGS STRICTLY BY APPOINTMENT

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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 FOYER

Security entry phone system, staircase to first floor.

COMMUNAL LANDING

APARTMENT 4

RECEPTION HALL 14' 0" x 7' 0" (4.26m x 2.13m)

Wood laminate flooring, built-in storage cupboard, further built-in cupboard housing Potterton gas fired boiler supplying central heating and domestic hot water throughout, double radiator, security entry phone.

LIVING ROOM/KITCHEN 23' 1" x 12' 8" widening to 15' 2" in kitchen area (7.03m x 3.86m)

Living room area: Three stunning French windows to front with fitted shutters, double radiator and wood laminate flooring. Kitchen area: Comprehensively fitted with units having oak faced door and drawer fronts with stainless steel fittings and granite effect working surfaces comprising:- one and half bowl stainless steel sink with mixer tap, cupboards under, a range of high and low level cupboards with working surfaces incorporating five burner gas hob with extractor hood above and oven beneath, Hotpoint washer/dryer, Hotpoint dishwasher, fridge freezer and travertine splashbacks.

BEDROOM 1 16' 5" max x 9' 9" (5.00m x 2.97m)

Double built-in wardrobe cupboard, window to front affording a western aspect with French shutters, radiator. Door to:

EN-SUITE SHOWER ROOM

Twin shower cubicle, pedestal hand basin, low level WC, chromium plated heated towel rail, tiled splashbacks, vinyl flooring and shaver point.

BEDROOM 2 12' 1" x 9' 9" (3.68m x 2.97m)

Window to rear with French shutters, eastern aspect trench, radiator, wood laminate flooring.

FAMILY BATHROOM 8' 7" x 6' 0" (2.61m x 1.83m)

Large room with white suite, chromium plated fittings comprising panelled bath, mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splashbacks, vinyl flooring, chromium plated heated towel rail and window to side.

OUTSIDE

There is a small area of communal garden with patio, dustbin and bike store and an allocated parking space.

Directions

From Maidstone leave via the Tonbridge Road, A26, in a westerly direction, after approximately one mile and half and at the Cherry Tree Public House traffic lights, continue until reaching the next traffic lights turning right into Fountain Lane. Proceeding through the next traffic lights into Hermitage Lane, at the next traffic lights turn right into Tarragon Road. Continue onto the roundabout taking the second exit and Ringlestone House will be found a short distance along on the left hand side.



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