



Connells

Clifford Way
Maidstone



Property Description

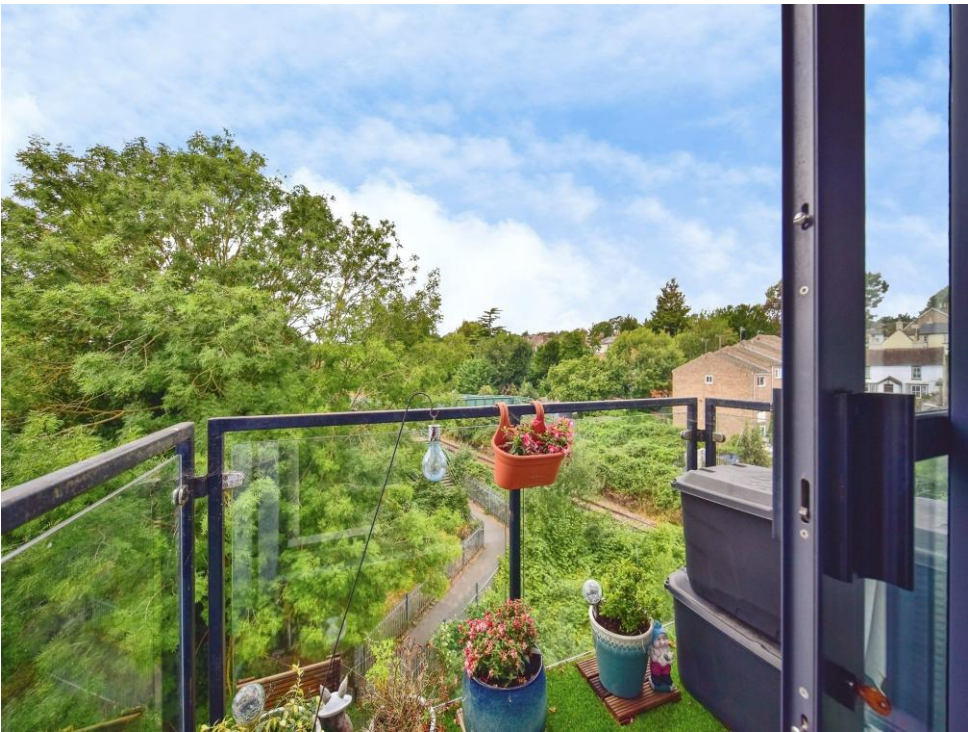
This fantastic property provides a wonderful home for anyone looking for a close distance to the town centre and transport links. The apartment comprises of entrance hall, bathroom, two bedrooms, one with en suite and lounge/kitchen/diner and main bathroom. From the entrance hall, there is further access to both bedrooms; each a well-proportioned doubles, with the master bedroom benefiting from an en suite shower room. The kitchen fitted with a modern interior and in built fridge, freezer, electric oven with gas hob and a fitted washing machine. This has an open plan design with the lounge/diner; a large space ideal for relaxing or socialising, with access to a front facing balcony through large sliding doors that provide the room with a wonderful natural light. Clifford Way is situated in an excellent location within a 0.45 mile walk of Maidstone West train station and the High Street, with its wide range of shops, bars and restaurants. Maidstone is the county town of Kent and is perfectly situated in the heart of the county for easy access to London, the Kent coast, and beautiful countryside. It is a great place to live with leisure, shopping and entertainment all on the doorstep. It boasts excellent schools and good road and rail links. London is just an hour commute away while Ashford is 30 minutes.



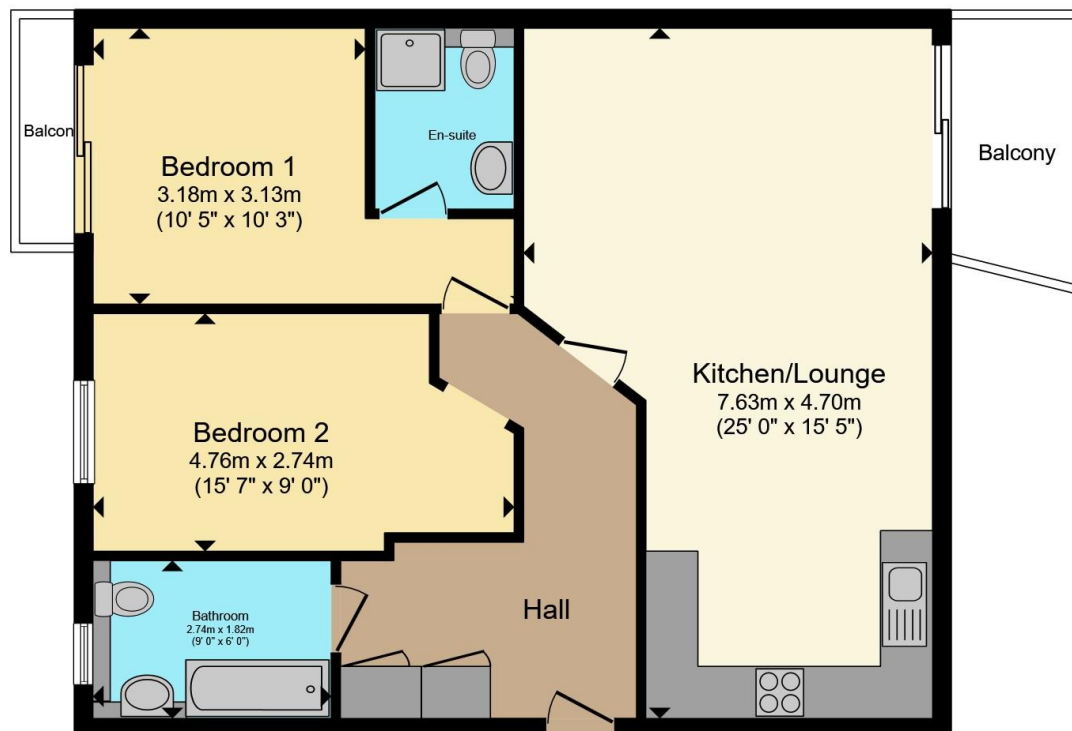
Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









Total floor area 76.6 m² (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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E maidstone@connells.co.uk

30 King Street
 MAIDSTONE ME14 1BS

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 1400.00

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MAI408874

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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