

Asking Price £169,950 Leasehold

1 Bedroom, Apartment - Retirement

27, Kings Lodge King Street, Maidstone, Kent, ME14 1BG

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Kings Lodge

Situated on the high street in the town of Maidstone, King's Lodge is a stylish development of 53 one and two bedroom retirement apartments. Its vibrant centre also accommodates various eateries, serving both locally sourced produce and cuisine from further afield. With such a wide selection, whether you fancy traditional afternoon tea or champagne by the river, Maidstone offers a range to satisfy all tastes.

Maidstone offers multiple transport links. Maidstone East train station provides services to London and Ashford. In addition there are close motorway links and nearby access to the Channel Tunnel, allowing for the gateway to Europe. From sport and leisure to walks, shopping and cultural experiences, Maidstone has something to suit everybody.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange occasional events in the Owners' Lounge from coffee mornings to games afternoons and there is an active social committee that meet on a regular basis to arrange frequent activities.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

King's Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team and a sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

King's Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

King's Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM RETIREMENT APARTMENT WITH BALCONY

Welcome to Kings Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment, presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private balcony and a door leads through to the Kitchen. Windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4 ring electric hob with extractor hood over, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom second floor apartment
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lovely landscaped gardens
- Super-efficient Ground Source Heating
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 31st May 2027): £3,477.43 per annum.

Ground Rent: £815.94 per annum. To be reviewed in June 2031.

Council Tax: Band C

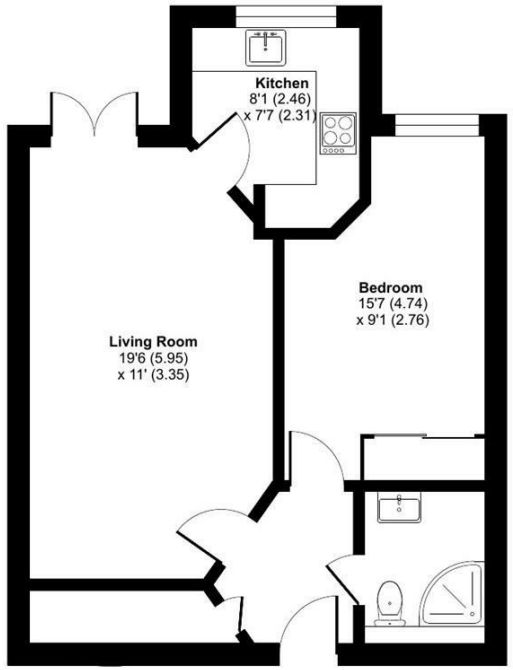
125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 504 sq ft / 46.8 sq m

For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1473405

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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