



Connells

Wallis Place
Hart Street Maidstone

Wallis Place Hart Street Maidstone ME16 8FD

for sale
£220,000



Property Description

Exceptional apartment with excellent views from the sunny balcony of the river Medway & surrounding gardens. The apartment is ideally situated for London commuting with Maidstone West Station just 3 mins walk away with fast trains in the morning and evening into St Pancras station which adjoins Kings Cross through a joining tunnel.

Maidstone East Station is a 10 minute walk away with regular trains throughout the day into Victoria Station.

The entrance to the apartment and stairs are cleaned weekly and the apartment has an allocated parking space which can accommodate a car plus a motor cycle or bikes.

The boiler maintained by British Gas on contract which covers all repairs/parts included in the services.

The boiler has had annual service in May 2025.



Entrance Hall

Lounge/Kitchen/Diner

11' 8" max x 17' 2" max (3.56m max x 5.23m max)

Balcony

Bedroom One

8' 11" max x 14' max (2.72m max x 4.27m max)

En Suite

Bedroom Two

10' 4" max x 8' 4" max (3.15m max x 2.54m max)

Bathroom

Parking

Agents Note

Monthly charge for maintenance is £158.25









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.focalagent.com

To view this property please contact Connells on

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30 King Street
 MAIDSTONE ME14 1BS

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1899.00

Ground Rent:
 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MAI407948

This is a Leasehold property with details as follows; Term of Lease 999 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.

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