

49 Sapphire House Coral Park
Maidstone
ME14 5HQ

Price £195,000

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Description

This bright and spacious first-floor apartment is situated to the rear of the building, enjoying delightful views across the adjoining playing fields. With a desirable south-westerly aspect, the apartment benefits from an abundance of natural light, particularly during the afternoon and evening.

Offering well-proportioned accommodation extending to just under 650 sq. ft., the apartment features a well-appointed kitchen with integrated split-level appliances, a principal bedroom with en-suite facilities, and a spacious family bathroom.

A glazed casement door with a Juliet balcony further enhances the living space, providing an attractive outlook over the playing fields.

Situated in a peaceful position on the sought-after northern outskirts of Maidstone, the property is conveniently located within half a mile of the town centre, offering an excellent range of shopping, leisure and recreational amenities, as well as Maidstone East railway station.

Agents' Note: The property is held on a 125-year lease, with approximately 103 years remaining. The annual ground rent is £225, payable quarterly, and the annual service charge is £2,076, currently payable in monthly instalments.

Location

Located in a highly desirable position on the favoured northern outskirts of the town, conveniently placed within half a mile of the town centre. With its excellent shopping facilities at both Fremlins Walk and The Mall, two museums, theatre, county library, multi screen cinema and two railway stations connected to London. Educationally the area is well served with the local Eastborough, valley park and Invicta schools catering for infants, juniors and seniors. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

D

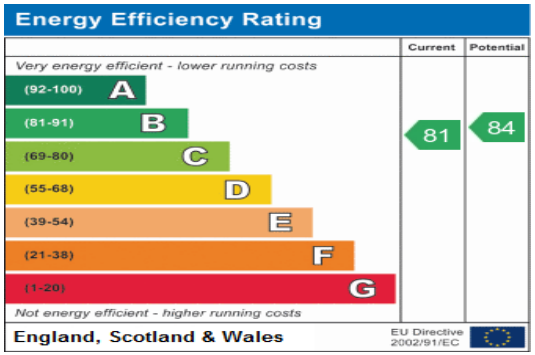
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

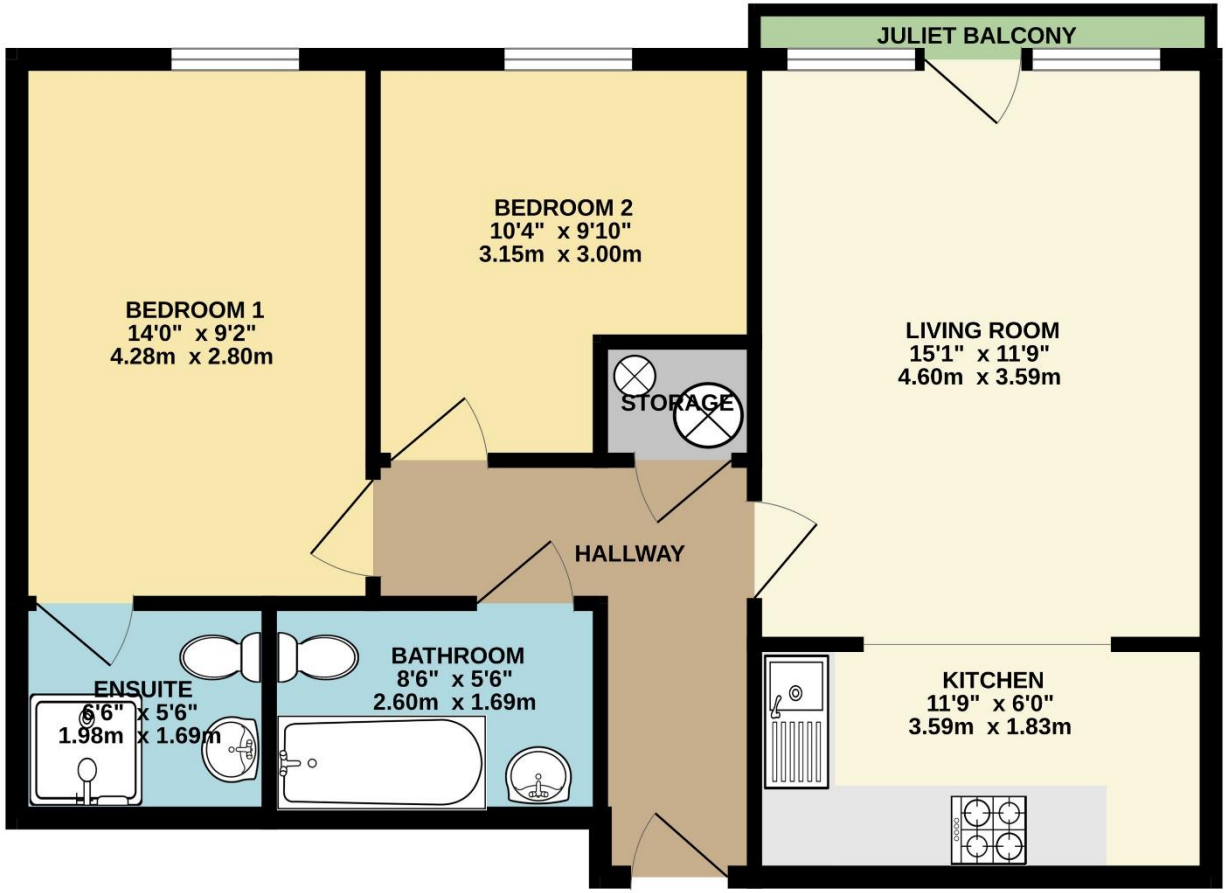
Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)







FIRST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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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FIRST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



ON THE GROUND FLOOR

ENTRANCE FOYER

The communal entrance benefits from a security entry phone system and mailboxes, with a staircase leading to the first-floor landing.

ON THE FIRST FLOOR

L-SHAPED ENTRANCE HALL

The entrance hall features a cloaks area and wood-finish flooring, along with a built-in linen cupboard housing a Telford Tempest hot water cylinder with dual immersion heaters, supplying domestic hot water throughout the property. The cupboard also benefits from shelving above, while a telephone entry system provides added security.

LIVING ROOM *15' 1" x 11' 9" (4.59m x 3.58m)*

A casement door opens onto a Juliette balcony, with windows to the rear enjoying a south-westerly aspect and delightful views over the adjacent playing fields. The room also benefits from two wall light points and wide access leading through to:

KITCHEN *11' 9" x 6' 0" (3.58m x 1.83m)*

The kitchen is comprehensively fitted with a range of high and low-level units featuring beechwood-effect door and drawer fronts, stainless steel fittings and complementary granite-effect work surfaces. These incorporate a one-and-a-half bowl stainless steel sink with mixer tap and cupboards beneath, along with a Logik four-burner ceramic hob, concealed extractor hood above and fan-assisted oven below. There is plumbing for both a washing machine and dishwasher, together with space for a fridge/freezer. Further features include a Myson kickspace heater, vinyl flooring, tiled splashbacks and display shelving.

BEDROOM 1 *14' 0" x 9' 2" (4.26m x 2.79m)*

A large picture window enjoys a south-westerly aspect, affording delightful views over the adjacent playing fields. The room also benefits from wood-effect flooring.

EN-SUITE SHOWER ROOM *6' 6" x 5' 6" (1.98m x 1.68m)*

The shower room is fitted with a white suite featuring chrome fittings, comprising a shower cubicle with thermostatic mixer and folding shower door, a wall-hung wash basin with mixer tap, and a low-level W.C. with concealed cistern. Additional features include tiled splashbacks, a display surface, tile-effect flooring, a Dimplex fan heater and an extractor fan.

BEDROOM 2 *10' 4" x 9' 10" (3.15m x 2.99m)*

Window to rear affording a pleasant open outlook, south western aspect overlooking playing field.

BATHROOM *8' 6" x 5' 6" (2.59m x 1.68m)*

The bathroom is fitted with a contemporary white suite featuring chrome fittings, comprising a panelled bath with a separate thermostatic shower over, complete with curtain and rail, and a wash hand basin with mixer tap. Additional features include tiled splashbacks, tile-effect flooring, a Dimplex fan heater, extractor fan and chrome heated towel rail.

OUTSIDE

The property is surrounded by well-maintained communal garden and benefits from a communal bin store and secure bicycle parking. There is also an extensive parking area which is on a first come first serve basis, with a conveniently located water tap for car washing.

Directions

From our Penenden heath office proceed in a easterly direction into Penenden Heath Road, at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road and Coral Park will be found sixth turning on right, Sapphire House located to the rear of the development.

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