



42 Murrain Drive  
Downswood, MAIDSTONE  
ME15 8XJ

Offers in the Region of £175,000

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## Description

A fantastic opportunity to acquire this light and airy first-floor maisonette, built by Wimpey Homes in 1980. Occupying an elevated position on the edge of this sought-after development, the property is ideally located for excellent local amenities and is adjacent to open countryside, enjoying far-reaching views over Bearsted and the North Downs. The accommodation is arranged predominantly over one floor and benefits from double glazing and electric heating. The property is offered with the balance of a 999-year lease, with approximately 953 years remaining, a peppercorn ground rent, and no service charge. With an anticipated rental income of £895 per calendar month, the property offers an attractive gross yield in excess of 6%. Offered with no forward chain, this is an ideal purchase for first-time buyers or investors alike.

## Location

Located in a pleasant cul-de-sac position on the fringe of this sought after development backing onto woodland. Downswood has a good selection of local amenities including shops providing for everyday needs, medical centre, pre-school, village hall and the adjacent Len Valley nature reserve, which in turn provides access to Mote Park, with its 450 acres. Educationally the area is well served with the local Madginford Schools catering for infants and juniors. Bearsted village has a wider selection of amenities with the town centre being some two miles distant. 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

B

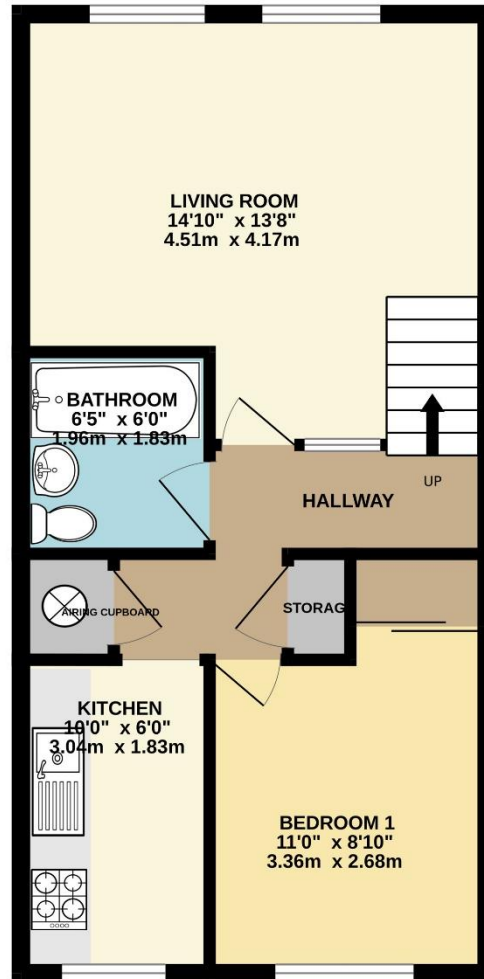
## VIEWINGS STRICTLY BY APPOINTMENT

**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		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq.ft. (41.9 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 CANOPY

Quarry-tiled flooring, bin storage area, and service meter.

### ENTRANCE HALL

Composite entrance door with decorative fanlight and brass fittings, and staircase to the first floor.

### FIRST FLOOR LANDING

Access to roof space, built-in storage cupboard with hanging rail, and airing cupboard housing the water cylinder

### LIVING ROOM 14' 10" x 13' 8" (4.52m x 4.16m)

Two front-facing windows offering beautiful distant views over Bearsted and the North Downs, with an electric panel heater.

### KITCHEN 10' 0" x 6' 0" (3.05m x 1.83m)

A range of high and low-level units with work surfaces, stainless steel sink with mixer tap and drainer, electric four-burner hob with extractor hood above and oven below, plumbing for a washing machine, space for a fridge freezer, tiled splashbacks, vinyl flooring, rear-facing window, and fan heater.

### BEDROOM 11' 0" x 8' 10" (3.35m x 2.69m)

Built-in wardrobes with sliding mirrored doors, rear-facing window, and electric panel heater.

### OUTSIDE

One allocated parking space to the rear. Please note, there is no garden.

### Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, passing The Village Green on the left hand side. At the bottom junction with The Ashford Road turn right heading towards Maidstone on the A20, taking the second turning on the left into Spot Lane, a continuation of which is Mallards Way. At the roundabout take the second exit into Dearingwood Drive, first left into Gorham Drive and Murrain Drive will be found first turning on the on the right.



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