



McKenzie Court, Maidstone, Kent, ME14 1JU

60% Shared ownership £90,000



**** NO CHAIN ** SHARED OWNERSHIP ** THIS PROPERTY IS BEING OFFERED AS A SHARED OWNERSHIP PROPERTY. £96,000 REPRESENTS A 60% SHARE WITH A MONTHLY RENTAL OF £265.82 AND A CURRENT MONTHLY SERVICE CHARGE OF £211.31**

This apartment offers well presented and spacious accommodation and features an entrance hall, modern bathroom, lounge, kitchen area and a sizable bedroom, with balcony, overlooking the river Medway. There is the added benefit of parking and no forward chain implications. In our opinion, this property would make an ideal first time purchase. Contact Page & Wells King Street 01622 756703.

Tenure: Leasehold / EPC Rating: B / Council Tax Band: C.



LOCATION:

Conveniently located on the periphery of Maidstone town centre, within walking distance of shops and mainline railway station.

KEY FEATURES:

- * Spacious Lounge
- * Bedroom with balcony
- * Allocated parking
- * River views
- * No forward chain

ACCOMMODATION:

Entrance Hall

Lounge

Kitchen

Bedroom

Bathroom

EXTERNALLY:

The apartment benefits from one parking permit that allows you to park in an unreserved space.

LEASE DETAILS:

This property is being offered as a Shared Ownership property, whereby £96,000 represents a 60% share

with a monthly rental of £265.82 and a monthly service charge currently set at £211.31. The property can be purchased at full market value of £160,000. Interested parties will need to register and be approved with a Shared Ownership Scheme- See agent for details. Basic guidelines for buyers:

1. Interested applicants should be registered and approved for the scheme at <https://www.hydenewhomes.co.uk/>.
2. To be eligible an applicant's household income cannot exceed £80,000 for a property outside of London or £90,000 for a property in London.
3. Homeowners can be considered; however, exchange of contracts for a shared ownership home cannot take place until all other property ownership has been terminated.
4. Applicants should be able to obtain a high street mortgage (an adverse credit lender may not be excepted by the Association).
5. Where a mortgage is not accessible, cash purchasers will be considered on a case-by-case basis. Applicants must have a good credit history – no CCJ's or loan defaults.
6. A successful candidate must pass the shared ownership affordability calculator and a full financial assessment.

VIEWING:

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

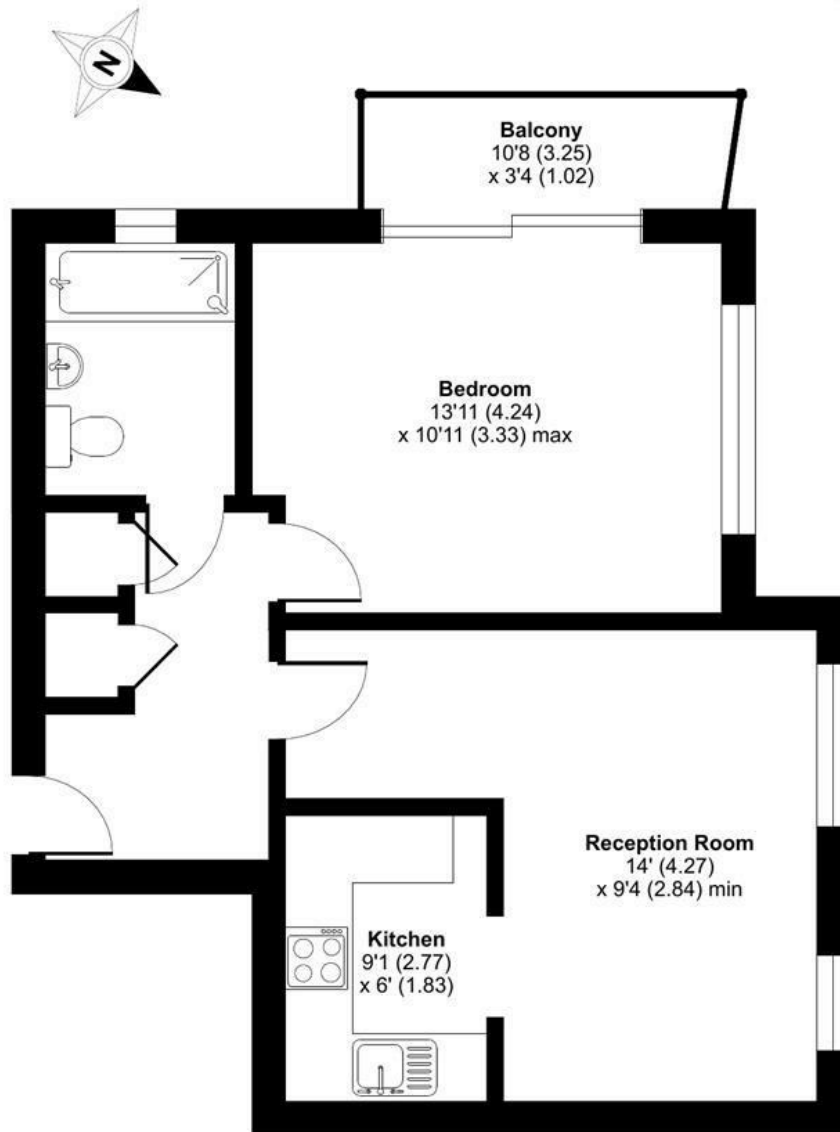
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hyde Housing Association. REF: 1273720

