



St Andrews Park, Tarragon Road, Maidstone, Kent, ME16 0WD

Price £220,000



**** AN EXCEPTIONALLY SPACIOUS AND WELL-PRESENTED TWO BEDROOM TOP FLOOR APARTMENT SITUATED ON THE EVER-POPULAR ST ANDREWS PARK DEVELOPMENT ****

Page & Wells are delighted to bring to the market this rarely available two bedroom apartment situated in this historic Grade II Listed building. The property boasts open plan living which includes a substantial 23' lounge/dining/kitchen, the kitchen comes with built-in appliances. There is an entrance hall with ample storage, two double bedrooms and a Jack & Jill bathroom. There is immense character throughout including high ceilings and sash windows. There are pleasant views over the communal gardens from the living area. Further benefits include a cycle store, allocated parking facilities and no forward chain implications. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D.



KEY FEATURES

- Two double bedrooms
- Jack & Jill bathroom
- Original features
- Open plan living
- Allocated parking
- Superbly maintained communal gardens
- No forward chain

ACCOMMODATION

Entrance Hall

Lounge/Dining/Kitchen 23' x 16'5 max (7.01m x 5.00m max)

Bedroom One 13' x 10'1 (3.96m x 3.07m)

Access to ...

Jack & Jill Bathroom

Bedroom Two 14'9 x 10'2 (4.50m x 3.10m)

EXTERNALLY

There are allocated parking facilities and superbly maintained communal gardens.

LEASE INFORMATION

We understand there are 973 years remaining on the lease. Annual service charge £3,041.48 (includes water rates). Reserve fund fee £250.00 per annum. Annual ground rent £100.00.

VIEWING

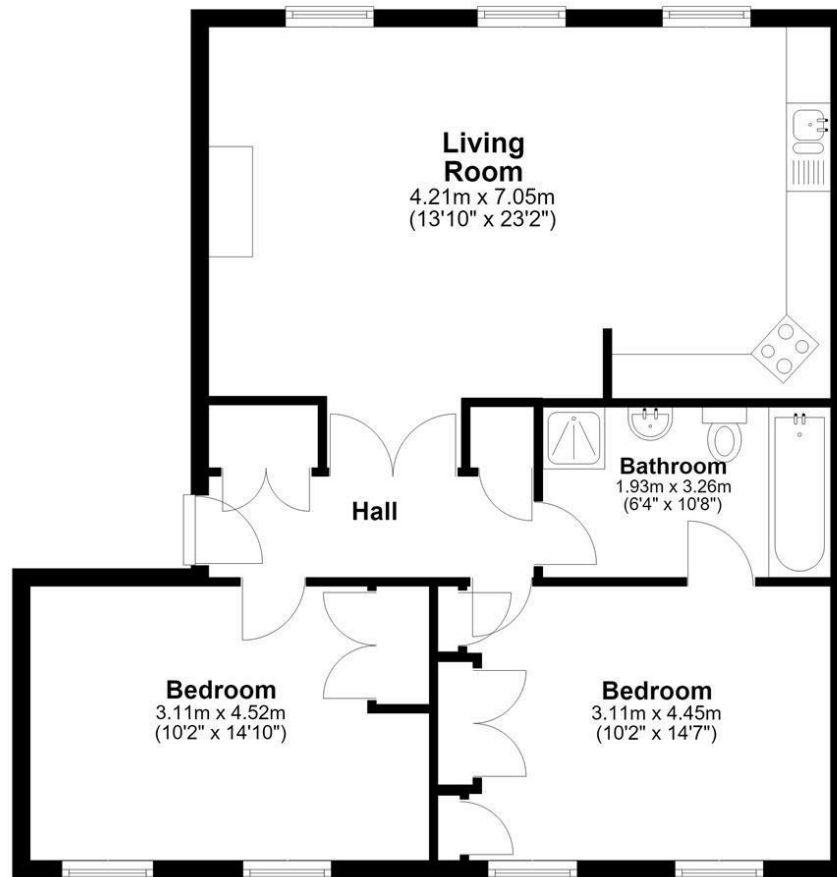
Viewing strictly by arrangements with the Agent's Head
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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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Second Floor



Total area: approx. 72.9 sq. metres (784.8 sq. feet)

