



Clifford Way, Maidstone, , ME16 8GE

Price £165,000



**\*\* AN EXCEPTIONALLY WELL-PRESENTED AND MOST SPACIOUS ONE BEDROOM APARTMENT SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE \*\***

Page & Wells are delighted to bring to the market this beautifully presented home which is considered ideal for the first time buyer. The accommodation features a spacious living area with river views from the window. This is open plan to the modern kitchen area. In addition, there is a double bedroom and a modern family bathroom. Further benefits include an on-site gym, well-maintained communal gardens and riverside walks. The property is situated within walking distance of the town centre and Maidstone West railway station. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: C.



## KEY FEATURES

- Beautifully presented
- Open plan lounge/kitchen
- River views
- Modern bathroom
- On-site gym
- Riverside walks
- Ideal first time purchase

## ACCOMMODATION

### Entrance Hall

Built-in storage cupboards.

### Lounge incorporating Kitchen Area

### Double Bedroom

### Modern Bathroom

## EXTERNALLY

There are well-maintained communal garden areas and an on-site gym.

## LEASE INFORMATION

We understand there are 135 years remaining on the lease. Approx annual service charge: £2,332.00.  
Approx annual ground rent: £484.05.

## VIEWING

Viewing strictly by arrangements with the Agent's Head

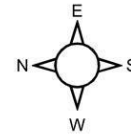
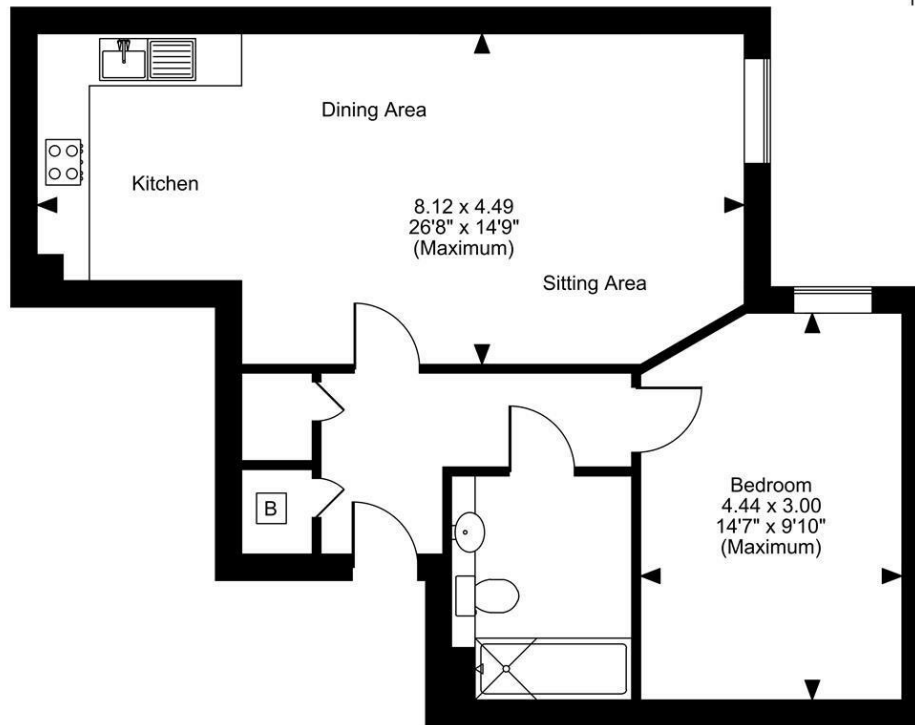
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                            |
|---------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                      |
| (92 plus) <b>A</b>                          |                            |                                                                                      |
| (81-91) <b>B</b>                            |                            |                                                                                      |
| (69-80) <b>C</b>                            | <b>78</b>                  | <b>80</b>                                                                            |
| (55-68) <b>D</b>                            |                            |                                                                                      |
| (39-54) <b>E</b>                            |                            |                                                                                      |
| (21-38) <b>F</b>                            |                            |                                                                                      |
| (1-20) <b>G</b>                             |                            |                                                                                      |
| Not energy efficient - higher running costs |                            |                                                                                      |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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Clifford Way, Maidstone, Kent  
Approximate Gross Internal Area  
588 Sq Ft/55 Sq M



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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