

 2  
Bedrooms

 2  
Bathrooms

 2  
Receptions





- No Forward Chain
- 2 Allocated Parking Spaces
- En-suite to Master Bedroom
- Secure Entry System
- Huge Loft Room
- Gated Development

### **Holland Road, Maidstone – Top Floor 2-Bedroom Duplex Apartment with Loft Room, 2 Parking spaces & No Forward Chain!**

Situated in the heart of Maidstone, this impressive top floor duplex apartment offers stylish and spacious living within a secure gated development. Perfectly positioned just moments from local amenities and Maidstone's mainline train station, the property combines convenience with contemporary comfort.

Arranged over two floors, the apartment features two well-proportioned bedrooms and two modern bathrooms, including an en-suite to the principal bedroom. A highlight of the property is the expansive and versatile loft room – ideal as a home office, guest space, or additional lounge area.

The bright and airy open-plan kitchen/dining room with its huge windows filling the space with natural light, perfect for relaxing or entertaining. The mezzanine lounge is perfect for relaxing at the end of the day..

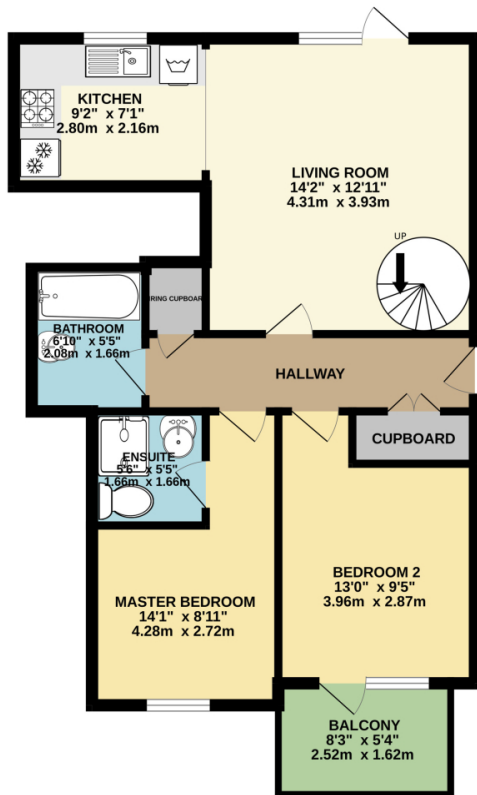
Additional benefits include:

- **Two allocated parking spaces**
- **Large usable loft room**
- **Secure gated development**
- **Balcony with elevated views**
- **No forward chain**

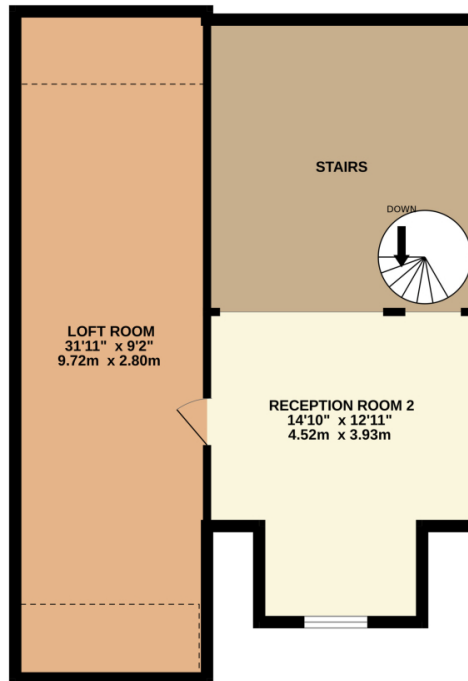
With its generous living space and unbeatable location, this property presents an excellent opportunity for professionals, downsizers or investors alike.



GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.3 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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