



Connells

Sherlock House Lynley Close  
Maidstone



# Sherlock House Lynley Close Maidstone ME15 9GB

for sale  
**£200,000**



## Property Description

This spacious two bedroom top floor modern apartment is offered to the market with no onward chain and offers a great amount of living space throughout. Benefits include a modern fitted open plan kitchen/lounge, a fitted family bathroom, entrance hall comprises of multiple storage cupboards, two double bedrooms and allocated parking. Conveniently located close to local shops and amenities, with good public transport close by. Call us today to arrange your viewing appointment and to avoid missing out!



## Entrance Hall

## Lounge/Kitchen/Diner

22' 7" Max x 11' 3" Max ( 6.88m Max x 3.43m Max )

## Bedroom One

11' 1" Max x 8' 9" Max ( 3.38m Max x 2.67m Max )

## Bedroom Two

13' 11" Max x 9' 2" Max ( 4.24m Max x 2.79m Max )

## Bathroom

## Parking

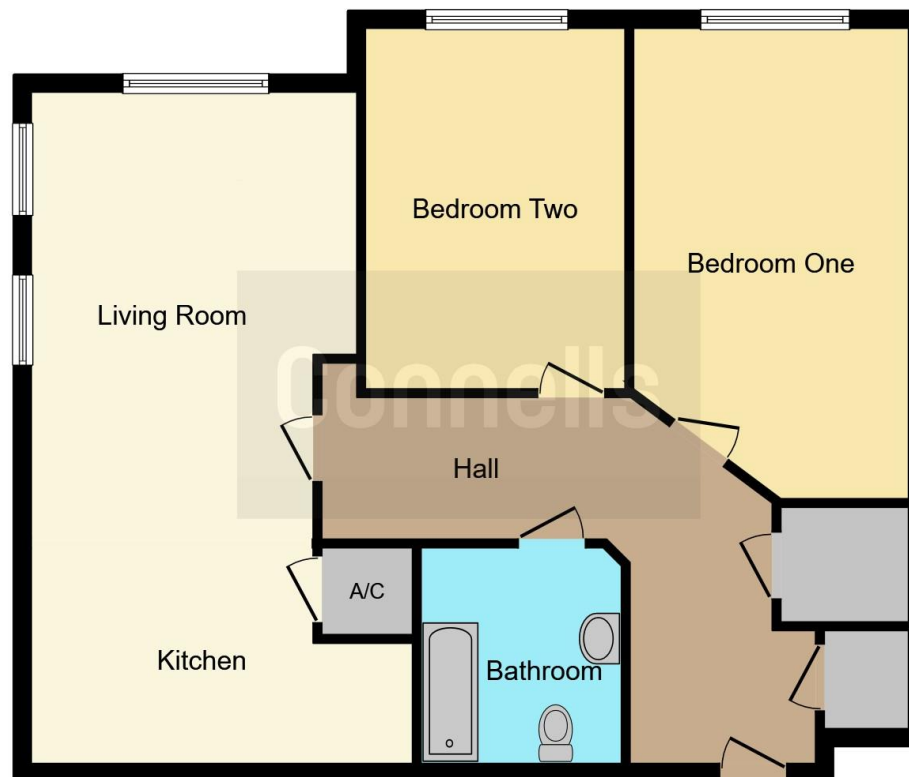












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2255.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI407967](http://connells.co.uk/Property/MAI407967)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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