



**Connells**  
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**FOR SALE**

97-107

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KRB  
N3

**Connells**

Roseholme  
Maidstone



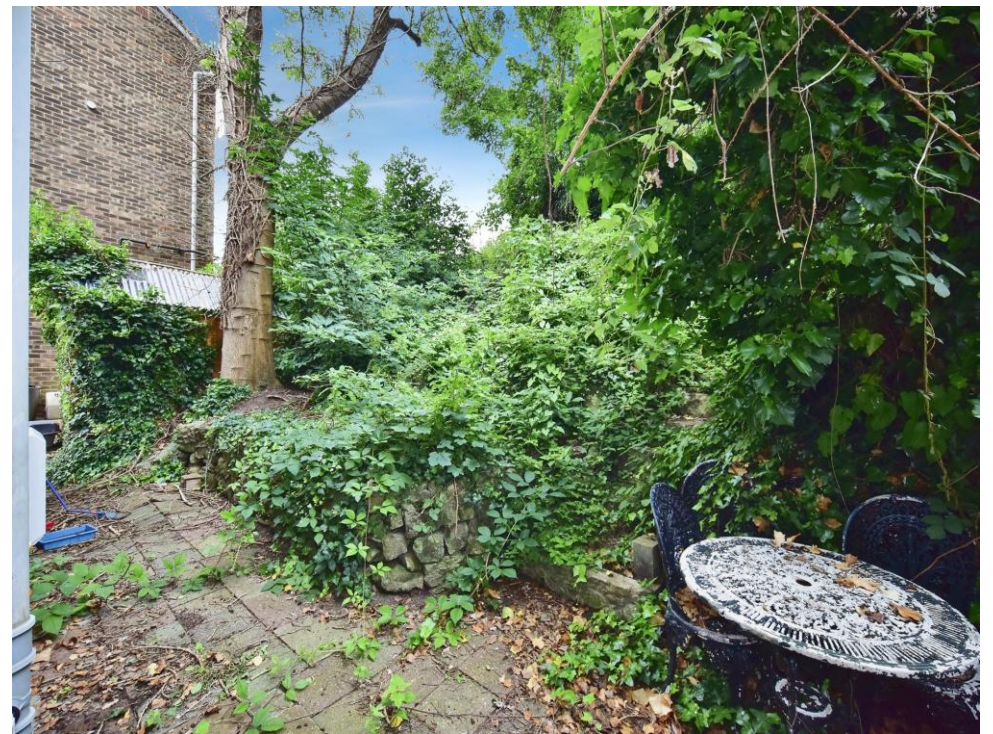
### Property Description

This well-proportioned two-bedroom ground floor flat presents an excellent opportunity for buyers seeking a property with potential. Located in a convenient and popular residential area, the flat benefits from its own private garden, offering valuable outdoor space rarely found at this level.

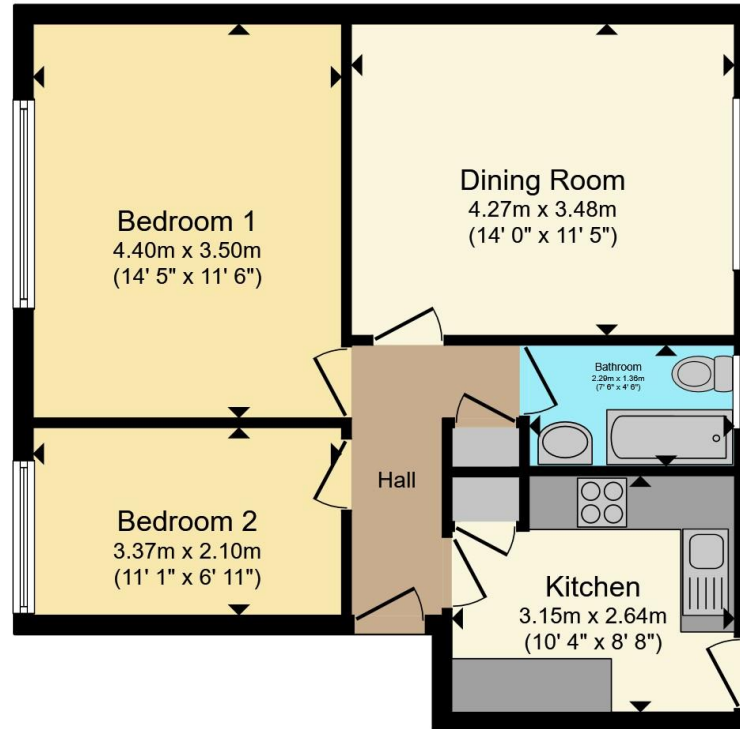
The accommodation comprises a spacious living room with good natural light, a separate kitchen requiring modernisation, two bedrooms of comfortable size, and a family bathroom. While the property is in need of refurbishment throughout, it provides a fantastic blank canvas for those looking to put their own stamp on a home or add value through improvement.

Externally, the property enjoys a private rear garden, ideal for landscaping or creating an outdoor entertaining space.









Total floor area 54.9 m<sup>2</sup> (591 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: B

Service Charge: 70.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408757](http://connells.co.uk/Property/MAI408757)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1962. 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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Property Ref: MAI408757 - 0003