



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Flat 24, Scotney Gardens, St. Peters Street

Maidstone, Kent, ME16 0GR

£150,000

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DESCRIPTION

INVESTMENT OPPORTUNITY ** Apartment being sold with active tenancy running - Tenancy running since 2017, current rent £1,440pcm **

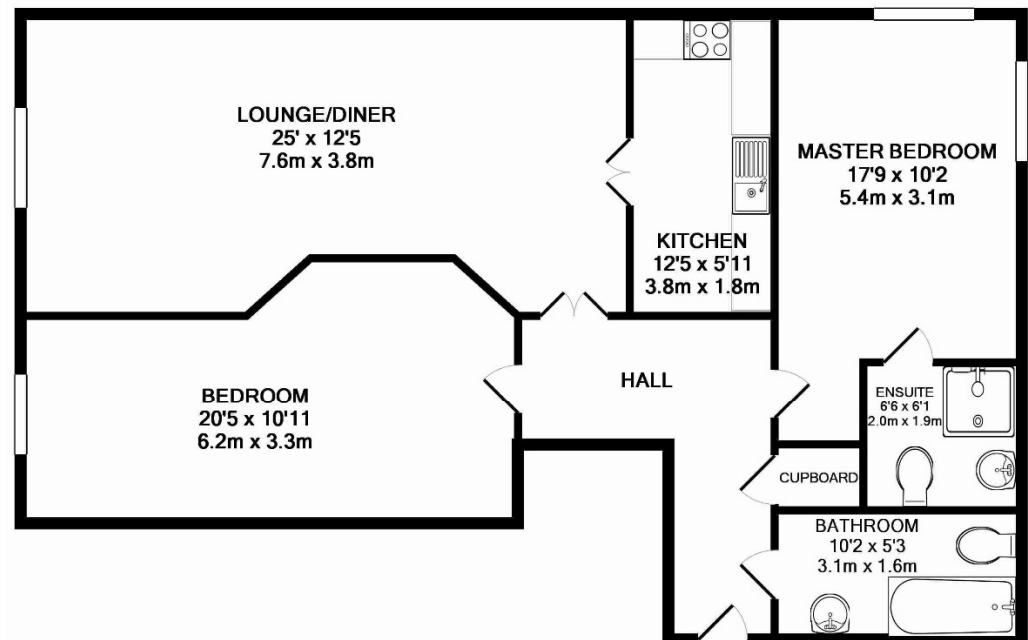
NOTES:

- * ACCOMODATION: 909sqft two bedroom, two bathroom third floor apartment
- * TENURE: Leasehold, 99yr lease from December 2003 - (approximately 76yrs remaining)
- * SERVICE CHARGE: 2026 £1,789.39pa
- * GROUND RENT: £175pa
- * GLAZING: Double glazed
- * HEATING: Electric storage heating
- * EPC RATING: B
- * COUNCIL TAX: D, Maidstone

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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