



**49 Lee Heights Bambridge Court  
Maidstone  
ME14 2LG  
Offers in Excess of £190,000**

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## Description

An exceptionally spacious first-floor apartment forming part of this highly sought-after development, ideally situated close to the River Medway and extending to approximately 845 sq ft. Conveniently located with excellent access to the motorway network, this well-presented property offers generously proportioned accommodation throughout, complemented by double glazing and electric thermostatically controlled heating.

The bright and airy living space opens onto a private balcony overlooking the communal gardens and enjoying a desirable south-westerly aspect. Further benefits include an allocated parking space and the advantage of being offered for sale with no forward chain.

Agents note: It is considered the property would achieve £1,250 as a monthly rental income. 122 years remain on the lease. Ground rent is £200 annually and Service Charge is £1,929.24 annually, both paid half yearly.

## Location

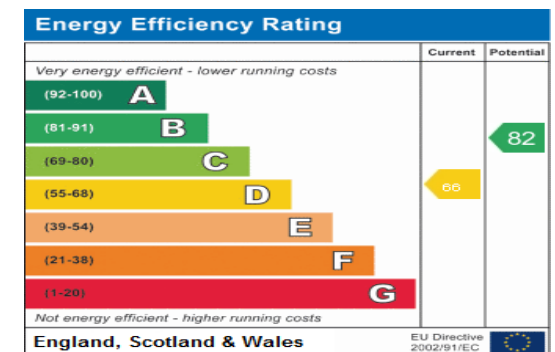
Lee Heights is conveniently placed on the northern outskirts of the town with easy access to the river and tow path which provide a most attractive walk into the county town. Maidstone has an excellent selection of amenities which include two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

## Council Tax Band

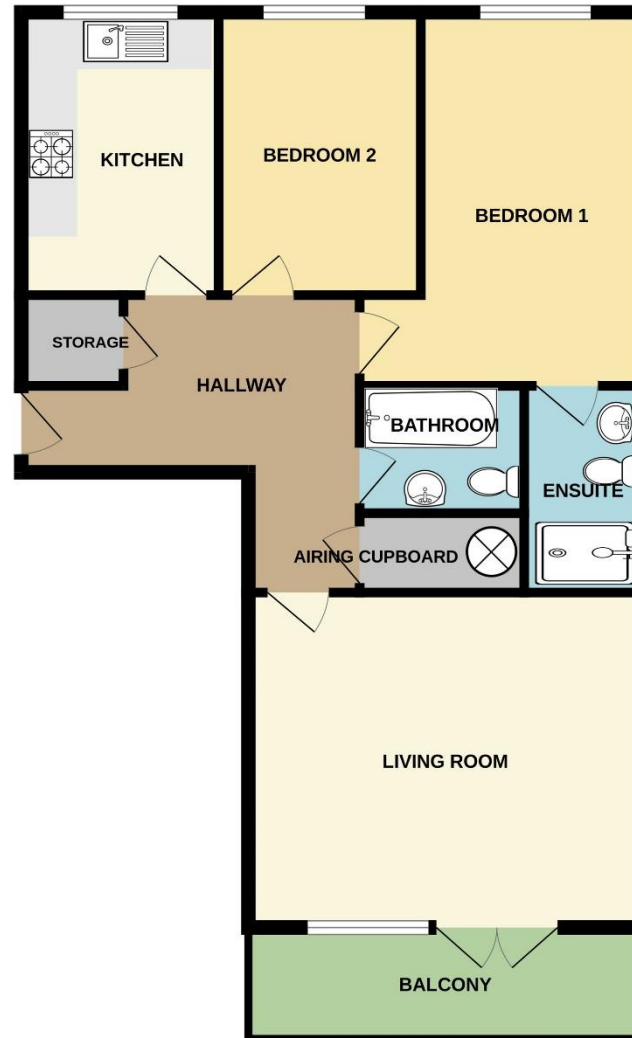
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## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE FOYER

Secure communal entrance with entry phone system. Lift and staircase providing access to the first-floor landing.

### APARTMENT 49

### L SHAPED RECEPTION HALL

Accessed via a secure entry phone system, the hallway benefits from a built-in storage cupboard, thermostatically controlled radiator, built-in linen cupboard housing a lagged hot water cylinder, and newly laid laminate flooring.

### LIVING ROOM 16' 0" x 13' 6" (4.87m x 4.11m)

Thermostatically controlled radiator. Double casement doors and window leading onto an extensive balcony enjoying a desirable south-westerly aspect.

### KITCHEN/BREAKFAST ROOM 11' 6" x 8' 0" (3.50m x 2.44m)

Fitted with a range of contemporary units featuring high-gloss door and drawer fronts. One-and-a-half bowl stainless steel sink with mixer tap. Integrated four-ring electric hob with extractor hood over and built-in oven below. Integrated washer/dryer, tiled splashbacks and space for a fridge/freezer.

### PRINCIPAL BEDROOM 15' 2" x 9' 0" (4.62m x 2.74m)

Window to the front elevation. Thermostatically controlled radiator. Door to:

### EN-SUITE SHOWER ROOM

Fitted with a white suite comprising a shower cubicle, pedestal wash hand basin and low-level WC, tiled splashbacks and heated towel rail.

### BEDROOM 2 11' 4" x 8' 3" (3.45m x 2.51m)

Front-facing window providing natural light and thermostatically controlled radiator.

### BATHROOM

Fitted with a white suite comprising a panelled bath with mixer tap and hand shower attachment, wash hand basin and low-level WC. Complemented by tiled splashbacks and a heated towel rail.

### OUTSIDE

The property benefits from an allocated parking space and communal gardens.

### Directions

From Maidstone leave via the A229, on Fairmeadow a continuation of which is Engineers Road, at the Springfield library take the first exit for Springfield turning right passing the old library and Leigh Heights will be found at the end of the road on the left hand side, with automatic gates.



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