



Marsham Street, Maidstone, , ME14 1BT

Price £145,000

**** BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT ** SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO COMMUNAL GARDENS ** MODERN KITCHEN AND SHOWER ROOM ****

Page & Wells are delighted to bring to the market this spacious and exceptionally well-presented two bedroom ground floor apartment located in the Hengist Court retirement development for residents over 60 years of age. The development benefits from a communal lounge, communal laundry facilities and an on-site manager.

The accommodation comprises two bedrooms, living room with double glazed door providing direct access to the communal gardens, modern kitchen and shower room. Hengist Court is within walking distance of the town centre where there is a wide range of shopping, educational and social facilities. There is convenient access to the M20 motorway providing fast travel to London and the Kent coast. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D. Contact Page & Wells King Street Office on 01622 756703.



KEY FEATURES

- Ground floor retirement apartment
- Two bedrooms
- Spacious lounge with direct access to communal gardens
- Modern kitchen and shower room
- No forward chain

ACCOMMODATION

Entrance Hall

Lounge 15'9 x 10'8 (4.80m x 3.25m)

Modern Kitchen 7'4 x 7' (2.24m x 2.13m)

Bedroom One 12'1 x 9'3 (3.68m x 2.82m)

Bedroom Two 12' x 9'3 (3.66m x 2.82m)

Modern Shower Room

EXTERNALLY

There are well-maintained communal gardens, which are accessed directly from the lounge.


LEASE DETAILS

125-year lease with 89 years remaining. We understand from our clients the service charge is £2,405.45 per annum and ground rent is £536.00 per annum.

VIEWING

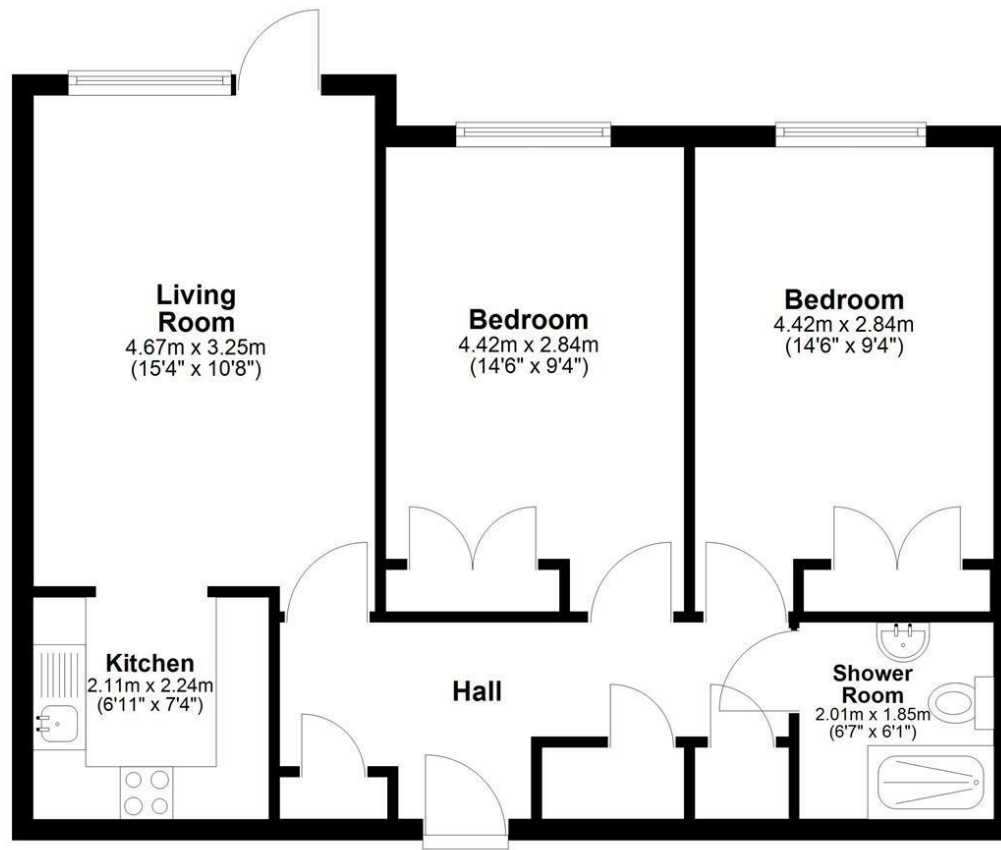
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ground Floor



Total area: approx. 59.9 sq. metres (645.1 sq. feet)

