



Queen Anne Road, Maidstone, Kent, ME14 1ER

Price £110,000



**\*\* AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM RETIREMENT APARTMENT SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE \*\***

Page & Wells are delighted to bring to the market this large two bedroom third floor retirement apartment, offered in pristine condition throughout. The property features two good sized bedrooms, a spacious lounge/diner, modern kitchen and shower room. The development itself benefits from a communal lounge, communal laundry facilities and an on-site manager. The property is well-placed for all local amenities. An internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: D. Council Tax Band: D.



### KEY FEATURES

- Two bedrooms
- Modern kitchen
- Pleasant communal gardens
- Spacious lounge/diner

### ACCOMMODATION

#### Communal Entrance Hall

Third Floor:  
Entrance door to ...

Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two

Shower Room

### EXTERNALLY

Friars Court has well maintained communal gardens for the enjoyment of the residents.

### AGENTS' NOTE

The apartment is subject to an age restriction that residents must be 60-years or over.


### LEASE DETAILS

125-year lease from 1988. Ground rent approx £300.00 half yearly. Service charge approx £2,675.00 half yearly.

### VIEWING

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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Third Floor

