

69 Lee Heights Bambridge Court
Maidstone
ME14 2LD

Offers in Excess of £169,995

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Description

Situated within a gated development, this spacious and well-proportioned two-bedroom first-floor apartment presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

The accommodation comprises a spacious living room, providing ample space for both relaxing and entertaining, a separate fitted kitchen with appliances and a private south facing balcony, ideal for enjoying some outdoor space.

The main bedroom benefits from its own en-suite facilities, whilst the second double bedroom is served by an additional bathroom. Externally, the property benefits from an allocated parking space within the gated development, offering added convenience.

Ideally positioned close to Maidstone town centre, the apartment is within easy reach of a wide range of local shops, restaurants, leisure facilities and transport links, making it an attractive choice for commuters and those looking to enjoy the convenience of town centre living.

Offered for sale with no forward chain, an internal viewing is highly recommended to fully appreciate the space, layout and convenient location this property has to offer.

Agents note: There are 130 years left on the lease. An annual payment of £240 for ground rent and an annual payment of £2311 for service charge.

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

C

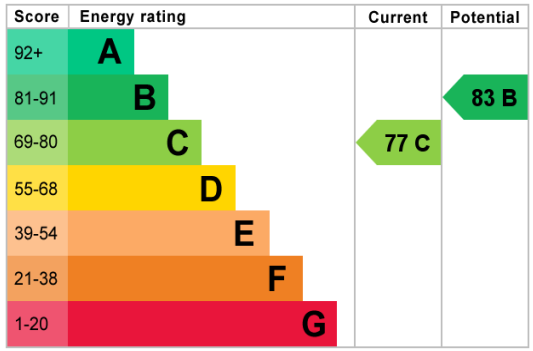
VIEWINGS STRICTLY BY APPOINTMENT

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

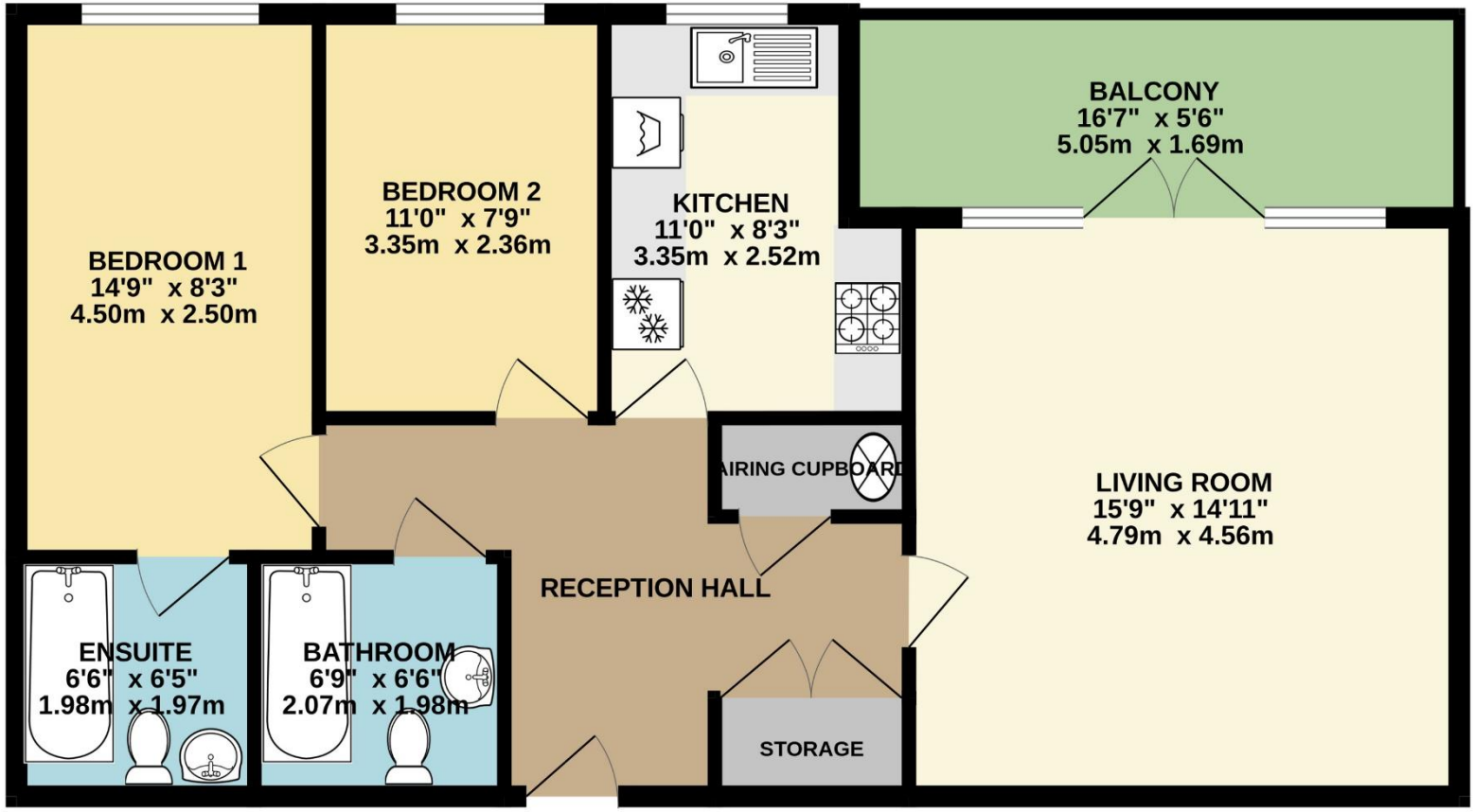
Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)







GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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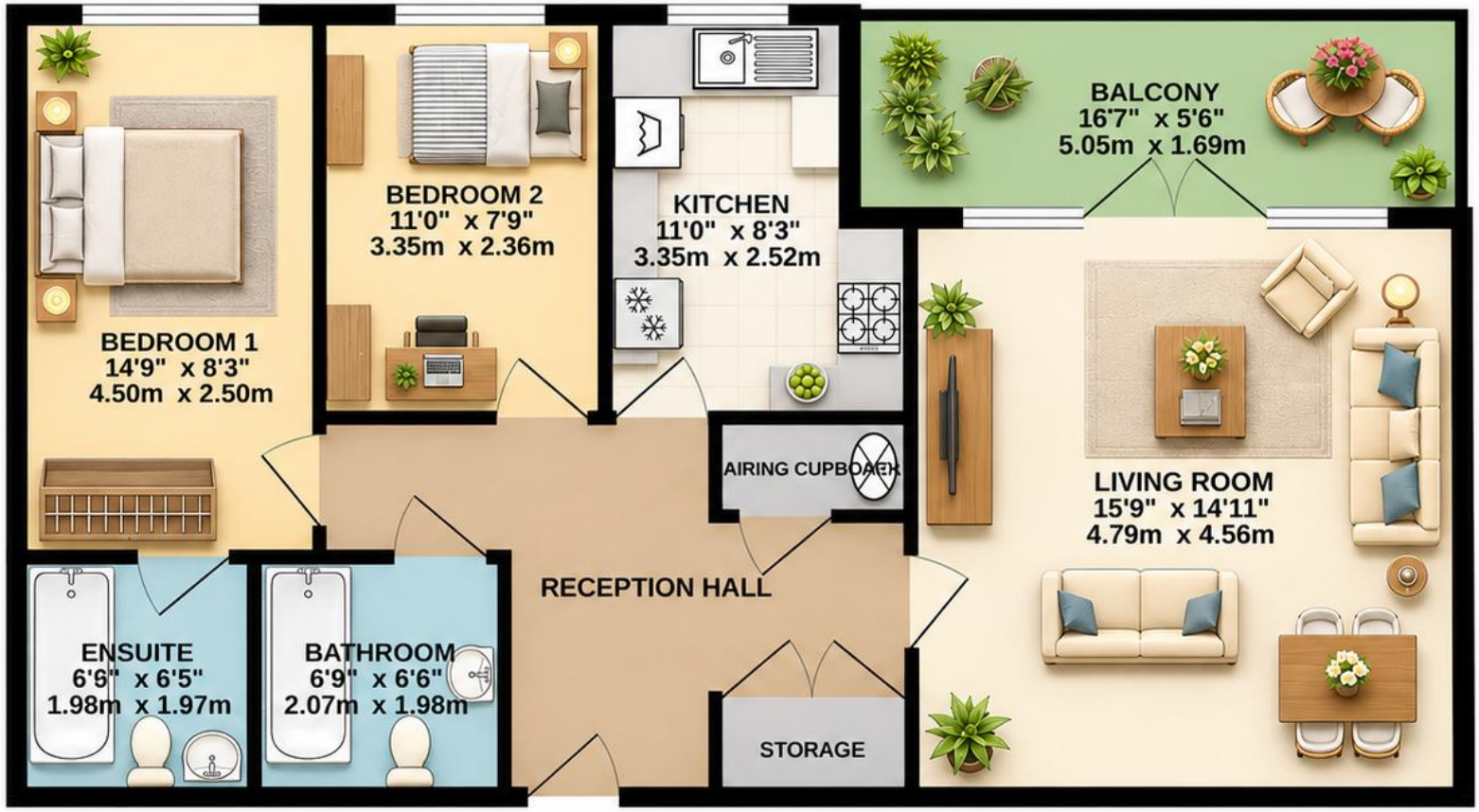

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Ferris&Co

ON THE GROUND FLOOR

COMMUNAL ENTRANCE FOYER

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

ON THE FIRST FLOOR

ENTRANCE HALL

Wooden entrance door with door viewer, secure entry phone system, electric panel heater, double-door storage cupboard fitted with a hanging rail and housing the consumer unit, together with a further storage cupboard housing the Santon Premier Plus unvented hot water system.

LIVING ROOM *15' 9" x 14' 11" (4.80m x 4.54m)*

Glazed double doors with adjoining side windows opening onto a private, south-facing covered balcony measuring 7'9" by 5'6", featuring paved flooring and cast iron railings with pleasant views over surrounding greenery. Electric panel heater.

KITCHEN *11' 0" x 8' 3" (3.35m x 2.51m)*

A range of wall and base units with white high-gloss door and drawer fronts, stainless steel one-and-a-half bowl sink with mixer tap and drainer, set beneath a south-facing window enjoying pleasant views. Under-unit lighting, integrated Logik oven with four-ring electric hob and extractor hood above, integrated Hoover washer dryer, Candy fridge freezer, recessed low-voltage lighting, tiled splashbacks and vinyl flooring.

BEDROOM 1 *14' 9" x 8' 3" (4.49m x 2.51m)*

South-facing window to the rear, electric panel heater and door leading to:

EN-SUITE BATHROOM *6' 6" x 6' 5" (1.98m x 1.95m)*

White bathroom suite with chrome fittings, comprising WC, wash hand basin and panelled bath with overhead shower and glass shower screen. Tiled splashbacks, heated towel rail, wall-mounted mirrored cabinet, shaver point, extractor fan and vinyl flooring.

BEDROOM 2 *11' 0" x 7' 9" (3.35m x 2.36m)*

South facing window to rear and electric panel heater.

BATHROOM *6' 9" x 6' 6" (2.06m x 1.98m)*

White bathroom suite with chrome fittings, comprising WC, wash hand basin and panelled bath with handheld shower attachment. Heated towel rail, tiled splashbacks, vinyl flooring and extractor fan.

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.

IMPORTANT INFORMATION

Whilst every effort is made to ensure that our property particulars are accurate and dependable, the information provided is for general guidance only and does not constitute or form part of any offer or contract. No statements contained within these particulars should be relied upon as representations of fact.

We have not inspected or tested the services, systems or appliances referred to and therefore cannot provide any assurance regarding their condition, functionality, or efficiency. All photographs, dimensions and measurements are indicative only. Any floor plans provided are for illustrative purposes, are not necessarily to scale and their accuracy cannot be guaranteed.

Should you require further information or clarification regarding any aspect of the property, we recommend contacting our office prior to arranging a viewing, particularly if you are travelling a considerable distance.

The inclusion of any fixtures and fittings not specifically detailed within these particulars must be agreed directly with the seller.

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