



Wallis Avenue, Maidstone, Kent, ME15 9JX

Price £135,000



**** A SPACIOUS PURPOSE-BUILT TWO BEDROOM GROUND FLOOR FLAT SITUATED IN A CONVENIENT RESIDENTIAL LOCATION ****

With no forward chain implications, Page & Wells are delighted to bring to the market this rarely available ground floor flat which, in our opinion, represents excellent value for money. The well-planned accommodation comprises an entrance hall, two bedrooms, lounge, kitchen and bathroom. There are communal gardens and a useful outbuilding providing storage. The property is well-placed for all local amenities. An internal viewing is recommended. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Leasehold. EPC Rating: Awaited. Council Tax Band: A.



KEY FEATURES

- No forward chain
- Two bedrooms
- Spacious lounge
- Ground floor position
- Communal gardens
- Ideal first time buy

ACCOMMODATION

Entrance Hall

Lounge 15'11 x 12'8 (4.85m x 3.86m)

Kitchen 12'7 x 7' (3.84m x 2.13m)

Bedroom One 13'11 x 9'6 (4.24m x 2.90m)

Bedroom Two 10'9 x 6'1 (3.28m x 1.85m)

Bathroom

EXTERNALLY

There are communal gardens to both the front and rear of the building and a useful outbuilding providing storage facilities. There are unrestricted on-road parking facilities to the front of the building.

LEASE DETAILS

We understand that there are 87 years remaining on the current lease. Annual service approximately £1,184.96. Annual ground rent approximately £10.00.

AGENT'S NOTE

Some of the photographs have been virtually staged using AI.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

AWAITING FLOOR PLAN

