



5 Sandling Park
Penenden Heath, Maidstone
ME14 2NY

Offers in the Region of £170,000

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Description

A fantastic opportunity to purchase this delightful ground-floor apartment, offering spacious, light and airy accommodation with a desirable westerly aspect, situated within the unique and award-winning Sandling Park development. Set within beautifully maintained, private park-like grounds and approached via automatic security gates, the development offers a peaceful and tranquil setting.

The accommodation comprises a secure entry-phone system, entrance hallway, spacious open-plan kitchen/living room with access onto a paved patio area and the communal gardens beyond, a generous bedroom and shower room. Offered for sale with the added benefit of no forward chain.

Agents note: There are 105 years remaining on the lease. Ground rent is £250 per annum. Service charge is £1,999 per annum which includes buildings insurance, water, exterior window cleaning and maintaining the gardens.

It is considered that the property would achieve a rental income of £1,050 per calendar month.

Location

Conveniently placed on the outskirts of Penenden Heath on the north side of the County town within easy access of the extensive motorway network. Local shops are within walking distance to Penenden Heath and Ringlestone, providing for everyday needs, with the town centre being some one and half miles distant offering a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. To the east of the County town is Mote Park with it' s 450 acres, boating lake, leisure centre and municipal swimming pool. Also in walking distance to the River Medway with lovely walks along the tow path and access to the Millennium Park and amphitheatre.

Council Tax Band
C

VIEWINGS STRICTLY BY APPOINTMENT

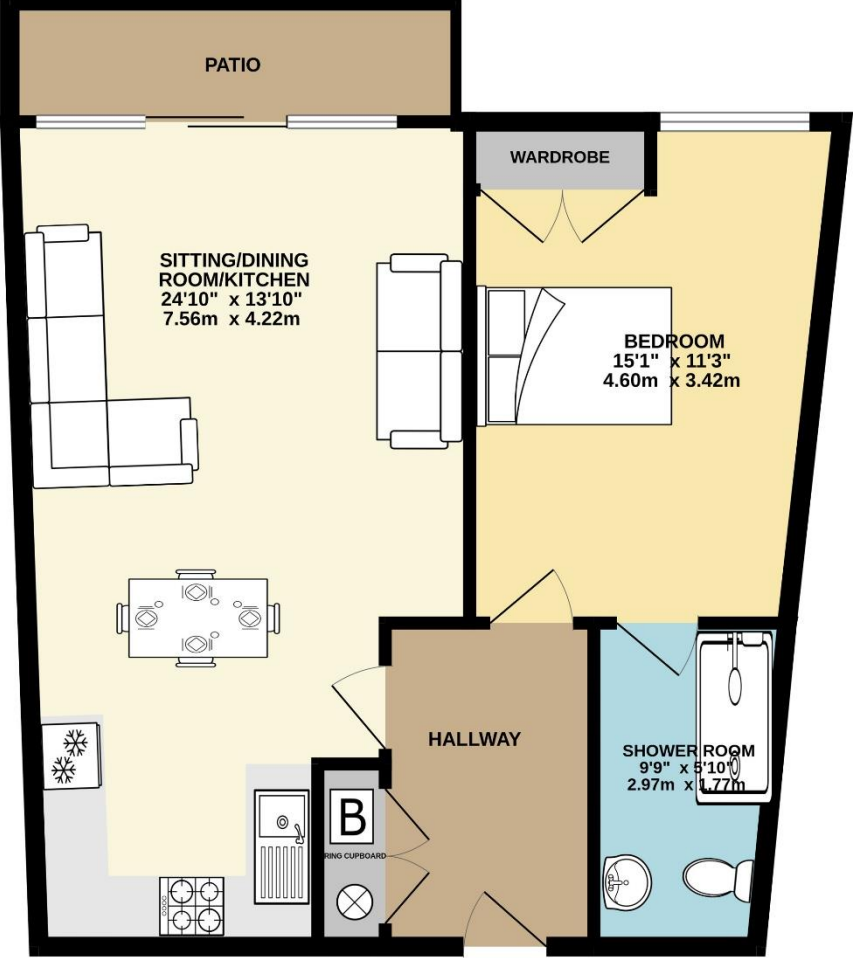
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.0 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

Porcelain tiled flooring, a convenient service lift, individual postboxes and a secure entry-phone system.

FLAT 5

ENTRANCE HALL

Oak-effect vinyl flooring, a spacious double built-in utility cupboard housing the Megaflo water cylinder with dual immersion providing hot water throughout, plumbing for a washing machine, consumer unit, panel heater and secure entry-phone system.

OPEN PLAN KITCHEN AND LIVING ROOM 24' 10" x 13' 10" (7.56m x 4.21m)

Oak-effect vinyl flooring, patio doors opening onto the loggia with a paved patio area, panel heater and open access to: Kitchen Area: A comprehensive range of fitted high and low-level units with white high-gloss door and drawer fronts, complemented by black slate-effect work surfaces. Stainless steel one-and-a-half bowl sink with mixer tap and drainer, Logik four-burner electric hob with black glass splashback and extractor hood above, eye-level AEG oven and microwave, and integrated fridge/freezer.

BEDROOM 15' 1" x 11' 3" (4.59m x 3.43m)

Triple built-in wardrobes providing ample storage, with hanging rails and shelving, finished with contemporary woodgrain bevelled-edge doors and stainless steel fittings. Window enjoying a delightful

outlook over the communal gardens with a westerly aspect, oak-effect vinyl flooring and electric panel heater.

SHOWER ROOM 9' 9" x 5' 10" (2.97m x 1.78m)

Contemporary white suite with chrome fittings, comprising a spacious twin shower cubicle with full-height plate glass screen, vanity wash hand basin with mixer tap, LED mirror above and storage cupboards beneath with white high-gloss fronts. Wall-mounted storage cabinet, WC, extractor fan and chrome-plated electric heated towel rail, complemented by fully tiled walls and ceiling.

OUTSIDE

The property is set within beautifully maintained communal gardens, bordered by attractive woodland. The development also benefits from an allocated parking space and secure electric entrance gates.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane and Sandling Park will be found after approximately half a mile on the left hand side. After entering the gated complex the property will be found immediately on the right in the first building.



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