



**Hart Street, Maidstone, Kent, ME16 8FB**

**Price £210,000**





The property is situated in a sought after residential area close to Maidstone town centre. The immediate area has excellent local amenities. The county town provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises a beautifully presented two bedroom second floor apartment with spacious living accommodation benefiting from central heating and double glazing. The apartment offers two good sized bedrooms, a well-proportioned living room communicating through to the kitchen, together with a luxury bathroom. There is allocated parking. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Leasehold. EPC Rating: B. Council Tax Band: D.



## ACCOMMODATION

Communal staircase and lift leads from the reception area to ...

## Second Floor Landing

Entrance door opens to ...

## Reception Hall

Range of built-in storage cupboards.

## Living Room 17'9 x 13'7 (5.41m x 4.14m)

A well-proportioned living area with double glazed double doors opening to Juliet balcony. Wide opening to ...

## Well fitted Kitchen 10'8 x 8'1 (3.25m x 2.46m)

Range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with side drainer and cupboard under. Range of wall cupboards. Bosch stainless steel oven. 4-ring gas hob with extractor fan over. Plumbing for washing machine and dishwasher.

## Bedroom One 15'4 9'10 (4.67m 3.00m)

A well-proportioned principal bedroom with double glazed window to rear elevation. Range of built-in wardrobe cupboards.

## Bedroom Two 13'6 x 8'9 (4.11m x 2.67m)

Double glazed window to rear elevation.

## Bathroom

Panelled bath with mixer tap, thermostatically controlled shower and shower screen. Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting.

## EXTERNALLY

The property has an allocated parking space.

## LEASE DETAILS

We understand there is approximately 108 years remaining on the current lease. Current monthly service charge £133.82.

This property is also available on a Shared Ownership basis. Contact Agent for details.

## VIEWING

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

## DIRECTIONS

Proceed over the River Medway towards the A26. Immediately turn left into Barker Road and continue on into Hart Street, where the property will be found on the left hand side.



