



**Connells**

Sandling Park Sandling Lane  
Maidstone



## Property Description

This two double bedroom modern apartment situated on the second floor is offered to the market with no onward chain! Benefits include open plan spacious living accommodation, a modern fitted kitchen with integrated appliances, a modern fitted family bathroom, ensuite shower room to master bedroom, a private balcony offering great views and off road allocated parking. Located in the highly sought-after area of Penenden Heath, conveniently located close to local shops and amenities as well as great access to M20 motorways. Call us today to arrange your viewing appointment!

Maidstone is the largest town in Kent and lies 32 miles south east of London, trains run directly into London taking no longer than an hour on the fast train. The popular Bluewater shopping centre is only 20 miles away however if you like a day out to the coast, Whitstable is only 28 miles away.

The town centre boasts two main shopping centres, The Mall and Fremlin Walk, with a mixture of the high streets favourite stores plus some unique stores too. It has a vast selection of restaurants and bars and offers vibrant nightlife.

Maidstone is a fantastic location to reach all attractions Kent has to offer and is perfect for couples, families and groups of friends with a real mixture of different things to do varying for exploring castles, enjoying fresh local food, special events, sport activities, beautiful countryside walks and numerous villages.

### Entrance Hall

### Lounge/Kitchen

24' 8" Max x 13' 10" Max ( 7.52m Max x 4.22m Max )

### Bedroom One

10' 11" x 24' 10" ( 3.33m x 7.57m )

### Ensuite

### Bedroom Two

14' 8" max x 9' 5" max ( 4.47m max x 2.87m max )

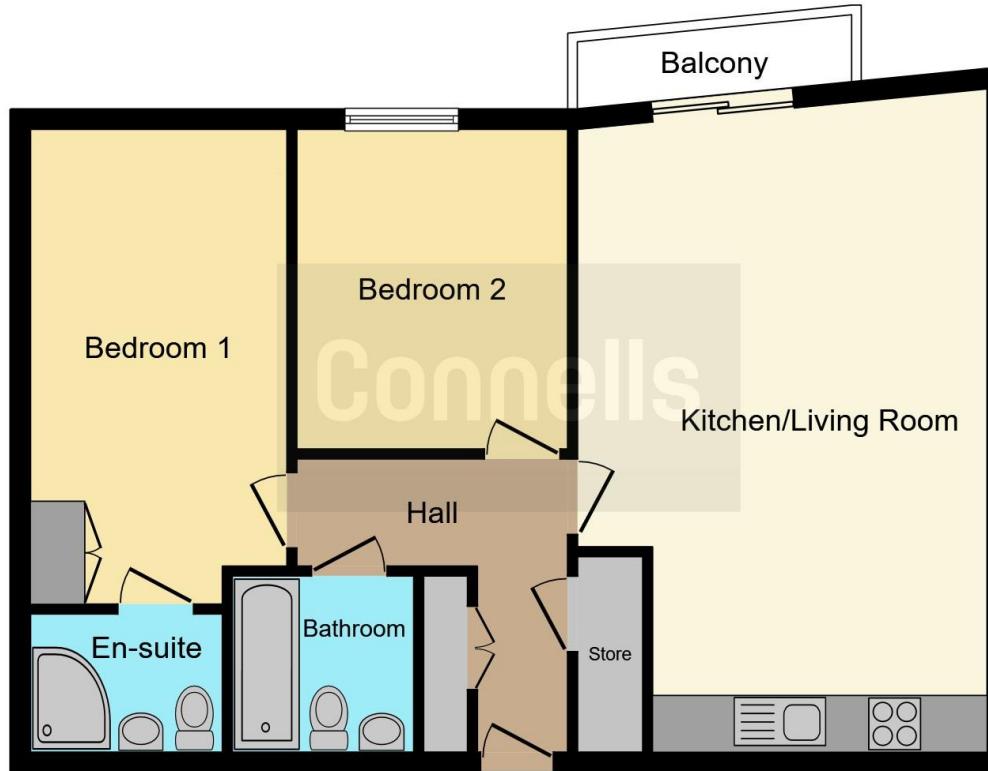
### Bathroom

### Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 2604.00

Ground Rent:  
 330.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/MAI406955)** [connells.co.uk/Property/MAI406955](http://connells.co.uk/Property/MAI406955)

This is a Leasehold property with details as follows; Term of Lease 128 years from 01 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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