



**Clement Court**  
Allington ME16 0EW  
Guide Price £240,000



**COUNTRY HOMES**

## Allington ME16 0EW

**\*\*CHAIN FREE\*** Two bed split level Maisonette benefitting from a long lease and situated in a convenient location, close to local amenities and transport links, early viewing is highly encouraged!

This property is an ideal choice for individuals or small families; with the first floor comprising a kitchen with various wall and base units and a large sitting room, it is ideal for relaxing or entertaining guests.

To the second floor there are two well-proportioned bedrooms, each offering a peaceful retreat, in addition to a shower room.

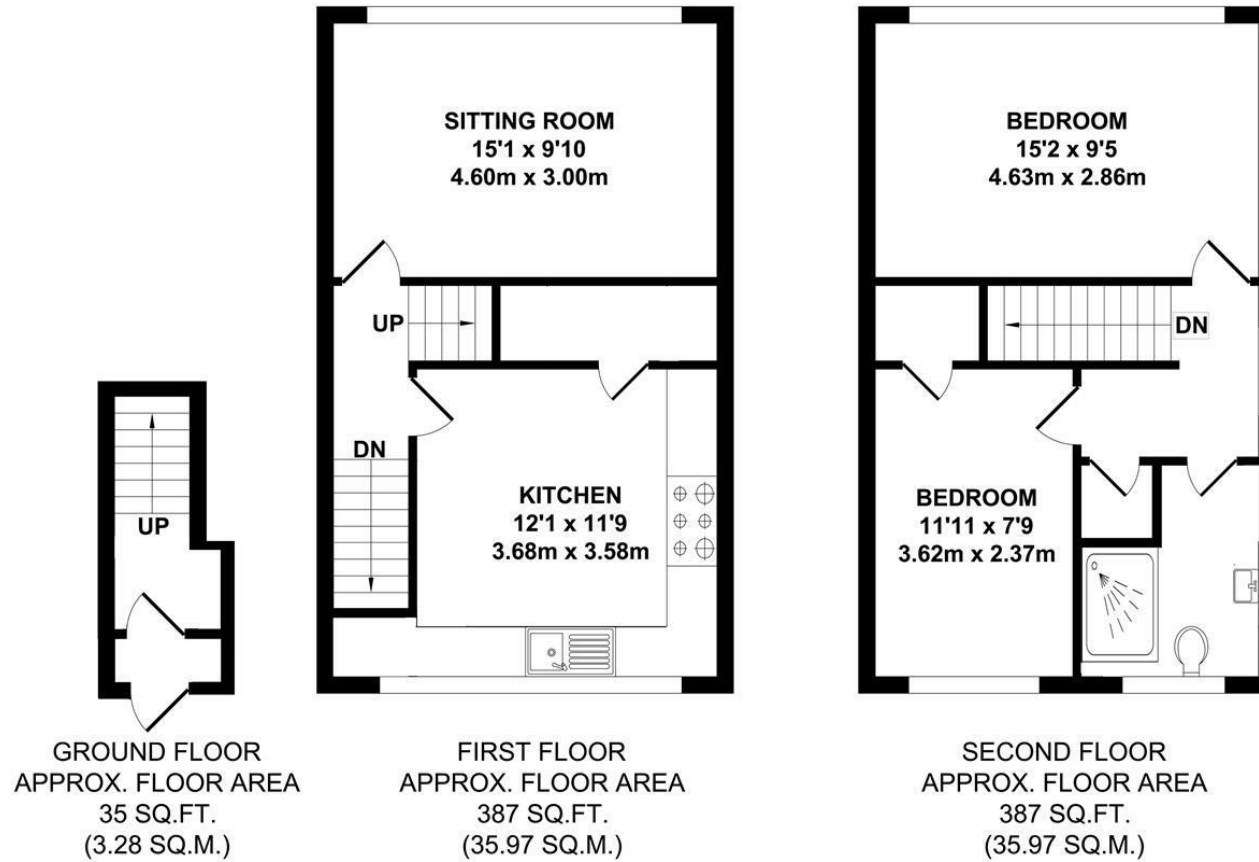
Externally, there is a garage and plenty of visitor parking bays.

In summary, this Maisonette in Clement Court is a fantastic opportunity for anyone looking for a comfortable and well-located home.

Do not miss the chance to make this property your own.

- 2 bed Maisonette
- Kitchen
- Living room
- Bathroom
- Long lease
- Garage
- Convenient location
- Ideal first time buy
- Great transport links
- CHAIN FREE





**TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.22 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C	74	77
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Unit 2 Mid Kent Shopping Centre, Allington, Kent ME16 0PR  
01622 94 22 22  
allington@khp.me





## Location Map

Tenure: Leasehold

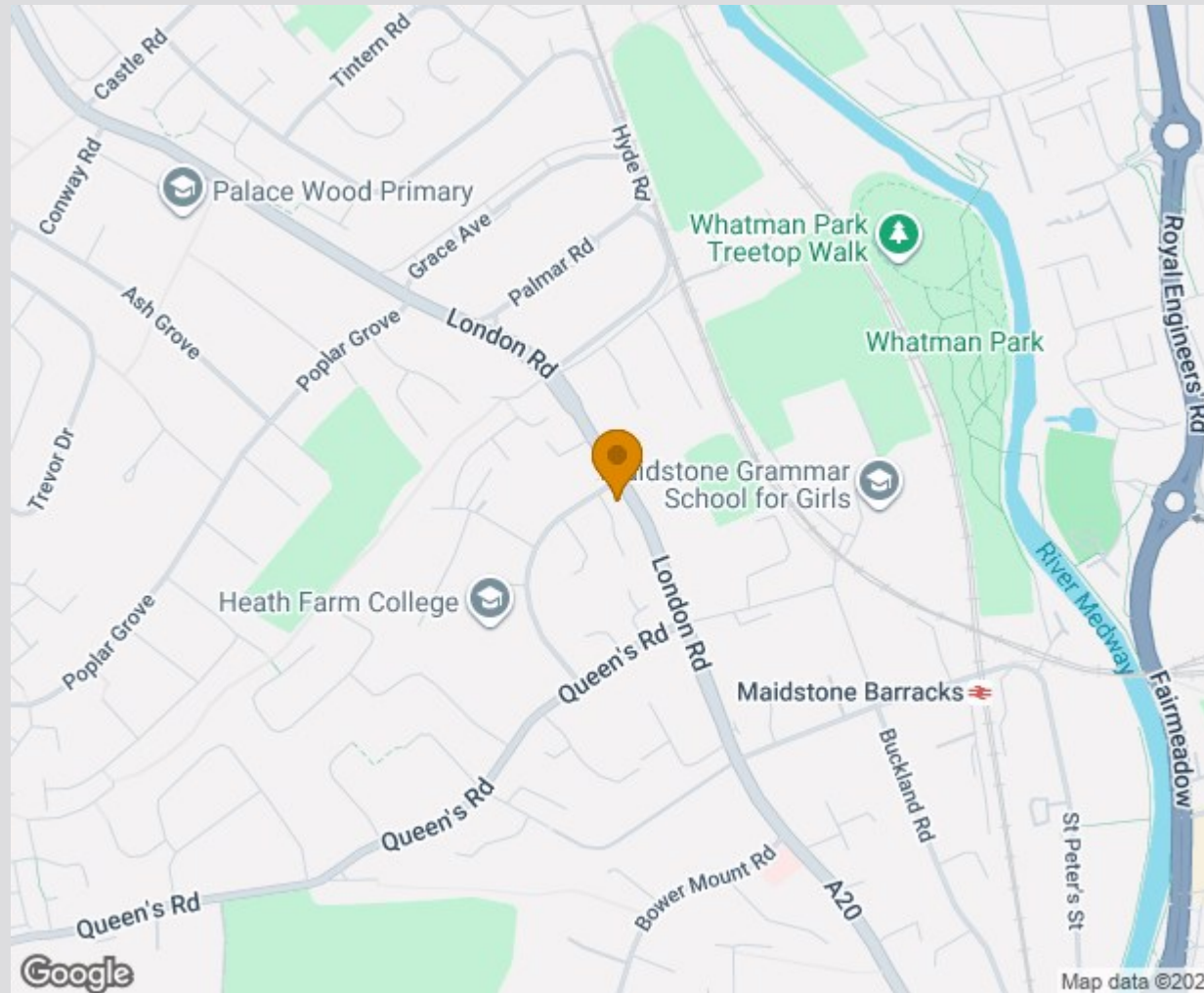
Council tax band: C

AMLAL

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Service charges

Annual Service Charge: £880 PA  
Ground Rent: £28 per month



TO VIEW CONTACT: 01622 94 22 22 [allington@khp.me](mailto:allington@khp.me)

[www.khp.me](http://www.khp.me)



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