



Church Street, Maidstone, , ME14 1BX

Price £250,000



AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT LOCATED ON THIS SMALL SOUGHT AFTER AND CENTRALLY LOCATED DEVELOPMENT.

Page & Wells are delighted to bring to the market this exceptional two bedroom apartment which benefits from a share of the freehold & no forward chain implications. The well presented accommodation features an open plan lounge/diner/kitchen with a balcony, principal bedroom with en-suite shower room, further good size bedroom and a modern bathroom suite. There is a second balcony accessed from the principal bedroom. Location is key here as the property is well placed for all amenities, however, occupies a secluded and private position. The property benefits from one allocated parking space. Contact: PAGE & WELLS King Street office 01622 756703

EPC rating: C
Council tax band: D
Tenure: leasehold (with a share of the freehold)



LOCATION

Situated in this small select development within walking distance of Maidstone town centre and close proximity to mainline railway stations.

PROPERTY INFORMATION

The property comprises a second floor apartment and enjoys the benefit of having balconies accessed from the lounge area as well as the principal bedroom.

KEY FEATURES

Walking distance of town centre

Share of freehold

Two balconies

Open plan lounge/kitchen/diner

Two Bathrooms

Allocated parking facilities

Gated development

ROOMS

Entrance Hall

Open plan lounge/kitchen/diner: 18'5 maximum x 17'5 (5.61m maximum x 5.31m)

Principal Bedroom: 16'2 x 12'5 (4.93m x 3.78m)

Access to balcony

En-suite Shower Room

Bedroom 2: 10'8 x 9'3 (3.25m x 2.82m)

Bathroom

EXTERNALLY:

The property benefits from an allocated parking space & there are pleasant communal gardens,

LEASE INFORMATION

The property benefits from a share of the freehold. A 999 year lease was granted on 1/1/2018. The current service charge is £1330 per anum, plus £280 for buildings insurance.

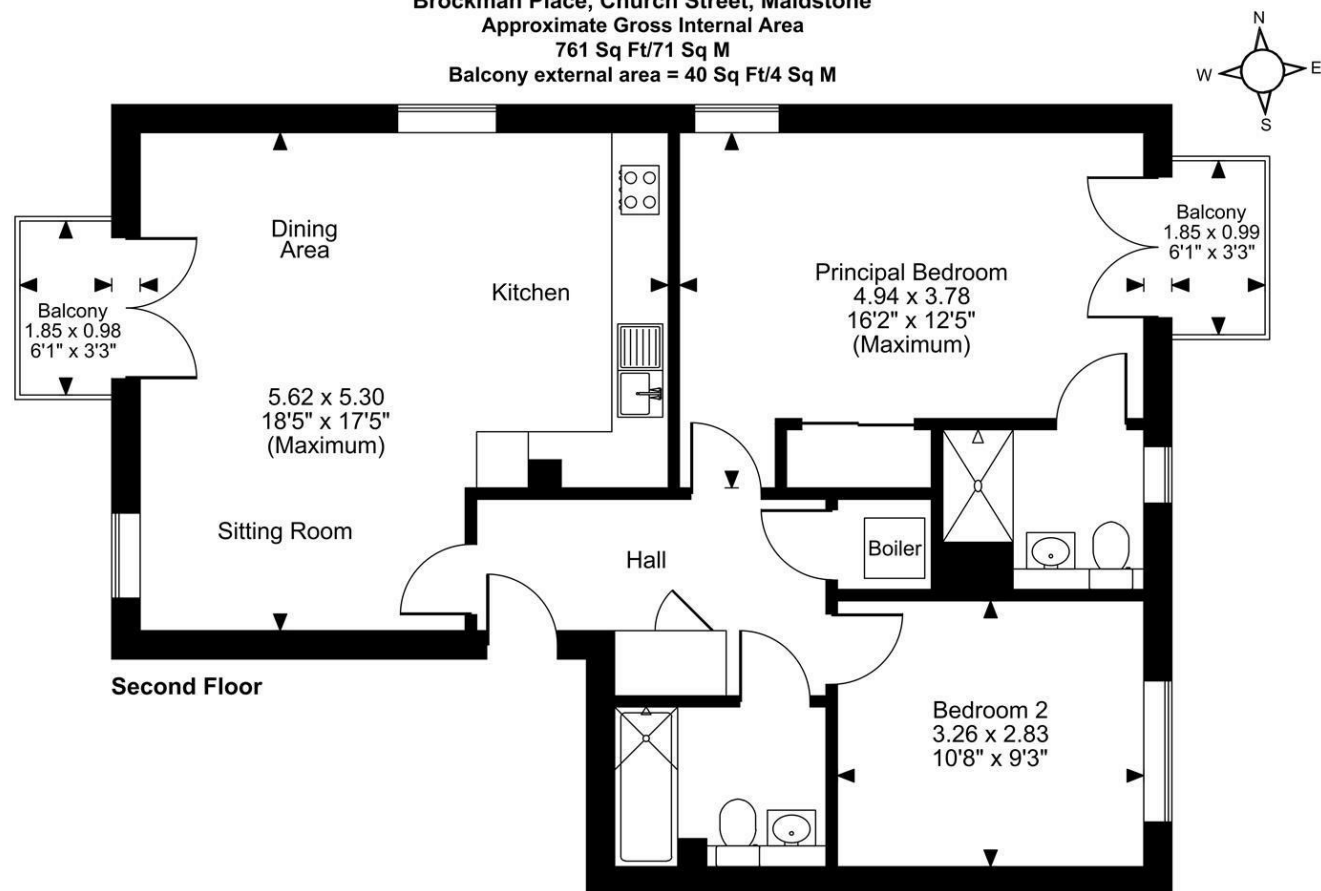
VIEWING

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Brockman Place, Church Street, Maidstone
Approximate Gross Internal Area
761 Sq Ft/71 Sq M
Balcony external area = 40 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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