Connells

Wallis Place
Hart Street Maidstone

Wallis Place
Hart Street Maidstone ME16 8FB

for sale shared ownership

£100,000

Property Description

Situated within a secure gated development close to the river, this well-presented two-bedroom apartment offers an excellent opportunity to step onto the property ladder through a 50% Shared Ownership scheme.

The accommodation comprises a spacious open-plan living and dining area, providing a bright and welcoming space for both relaxing and entertaining. The modern kitchen is well-equipped with a range of fitted units.

There are two well-proportioned bedrooms, making the property ideal for first-time buyers, professionals, or those looking to downsize, along with a contemporary family bathroom.

Externally, the property benefits from allocated parking and well-maintained communal grounds. The gated development provides added security and peace of mind, while the nearby riverside setting offers pleasant walks and outdoor leisure opportunities.

Conveniently located for local amenities, transport links, and riverside attractions, this attractive home combines modern living with a desirable waterside location.

Agents Note

This property is currently under shared ownership in conjunction with Places for People Housing Association who have criteria for any purchase, the advertised price is for the sellers 50% share. £274.20 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1714.32 per annum. Ground Rent is £0. Please contact with Places for People Housing Association for guidance on purchase requirements.

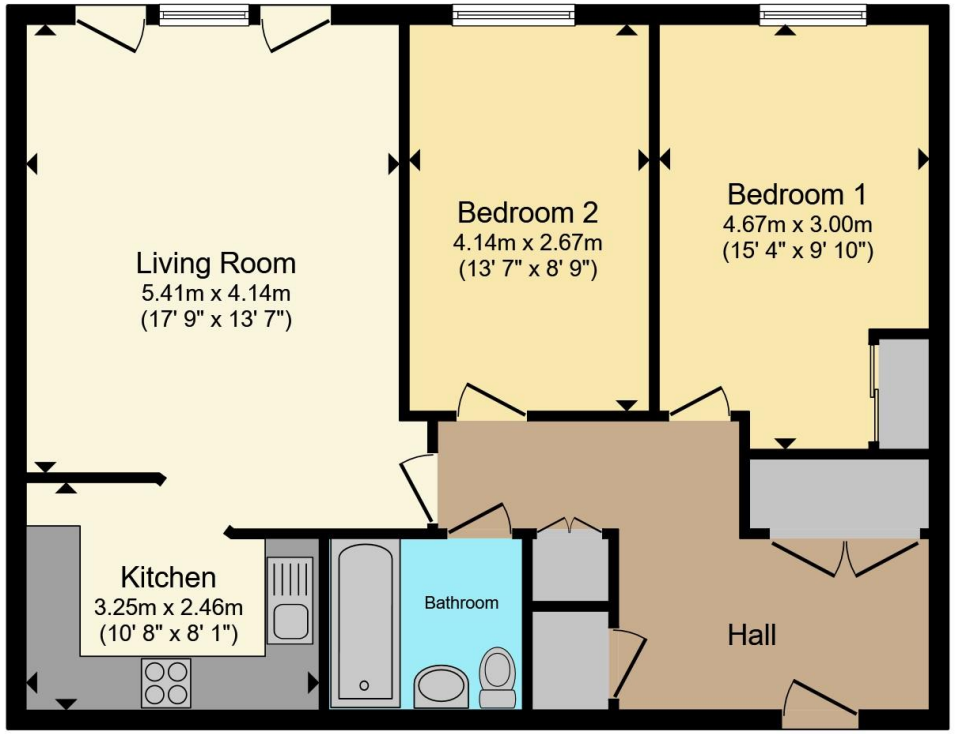
Agents Note

There is a management homeowner charge of £134.64.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

VEHICLES AND
CONTENTS ARE
LEFT ENTIRELY
AT OWNERS RISK



Total floor area 76.2 m² (821 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

T 01622 751034
E maidstone@connells.co.uk

30 King Street
MAIDSTONE ME14 1BS

EPC Rating: B

Council Tax Band: D

Service Charge: 1714.32

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MAI408807

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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