



**River Bank Close, Maidstone, Kent, ME15 7RZ**

Offers In The Region Of £180,000

The property comprises a beautifully spacious and well-situated second floor apartment, enjoying lovely views out over the River Len and surrounding woodland. Set close to Maidstone town centre, there is convenient access to all the town's excellent amenities including schools, shops and social facilities. There is a short walk to Mote Park where there is lovely parkland and a lake for the enjoyment of local residence.

The property itself has two bedrooms, spacious living room and a recently fitted kitchen. There is double glazing and electric heating within the apartment. Externally, the property has two allocated parking spaces. NO FORWARD CHAIN. Tenure: Leasehold. Council Tax Band: D. EPC Rating: C.



### Communal Entrance Door

to...

### Entrance Hall

Staircase leads to the second floor with communal landing leading to...

### Entrance Door

to...

### Reception Hall

With storage cupboard. Electric wall heater

### Living Room

A well-proportioned principal room with double glazed windows over-looking the River Len. Door opening to...

### Balcony

### Kitchen

Recently fitted kitchen with excellent range of work surfaces with cupboard and drawers under. New World oven. 4-ring induction hob with extractor fan over. Integrated dishwasher, washing machine, fridge and freezer. Range of wall cupboards. Built-in cupboard.

### Bedroom One

Double aspect room with double glazed windows to front and side elevations. Built-in wardrobe cupboard. Electric wall heater.

### Bedroom Two

Double glazed window to front elevation.

### Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with cupboards under. Low level WC. Chrome heated towel rail. Tiled walls. Extractor fan. Airing cupboard housing hot water tank. Double glazed window to side elevation.

### EXTERNALLY

There are two allocated parking spaces. Communal gardens.

### LEASE DETAILS

Ground rent and service charge to be confirmed.

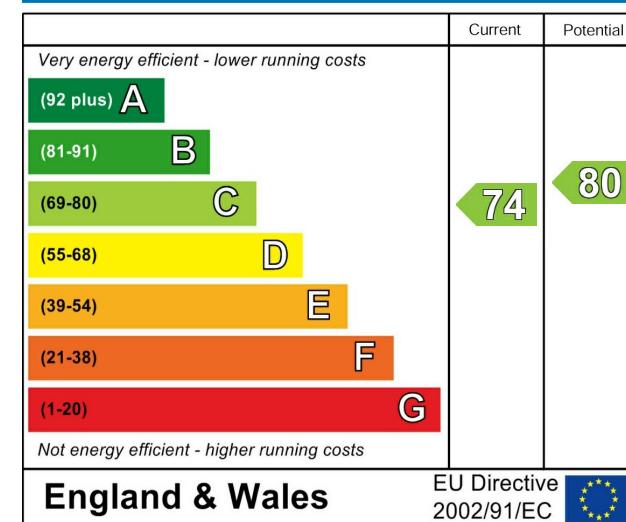
### VIEWING

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

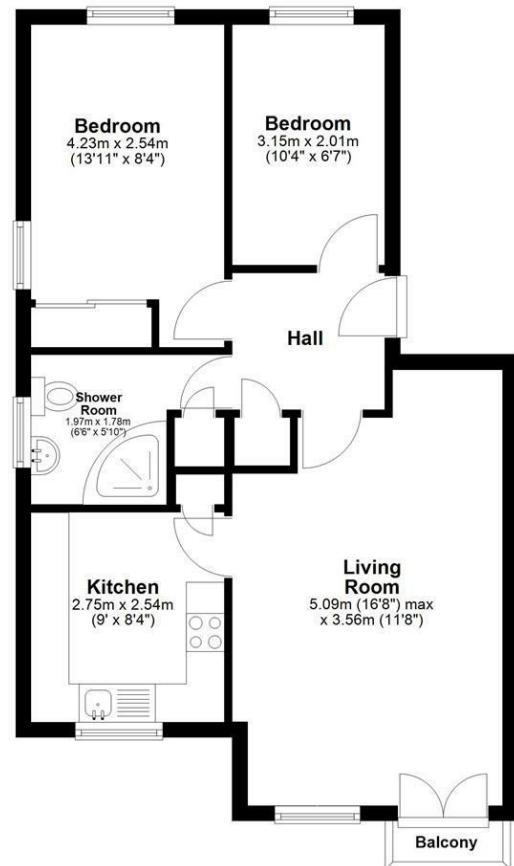
### DIRECTIONS

Leave Maidstone on the A20 Ashford Road. Proceed to the traffic lights at Square Hill and turn right. Continue for a short distance before turning right into River Bank Close.

### Energy Efficiency Rating



## First Floor



Total area: approx. 53.4 sq. metres (574.7 sq. feet)

