



Clifford Way, Maidstone, , ME16 8GE

Price £165,000

**** AN EXCEPTIONALLY WELL-PRESENTED AND MOST SPACIOUS ONE BEDROOM APARTMENT SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE ****

Page & Wells are delighted to bring to the market this beautifully presented home which is considered ideal for the first time buyer. The accommodation features a spacious living area with river views from the window. This is open plan to the modern kitchen area. In addition, there is a double bedroom and a modern family bathroom. Further benefits include an on-site gym, well-maintained communal gardens and riverside walks. The property is situated within walking distance of the town centre and Maidstone West railway station. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: C.



KEY FEATURES

- Beautifully presented
- Open plan lounge/kitchen
- River views
- Modern bathroom
- On-site gym
- Riverside walks
- Ideal first time purchase

ACCOMMODATION

Entrance Hall

Built-in storage cupboards.

Lounge incorporating Kitchen Area

Double Bedroom

Modern Bathroom

EXTERNALLY

There are well-maintained communal garden areas and an on-site gym.

LEASE INFORMATION

We understand there are 135 years remaining on the lease. Approx annual service charge: £2,332.00.
Approx annual ground rent: £484.05.

VIEWING

Viewing strictly by arrangements with the Agent's Head

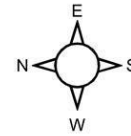
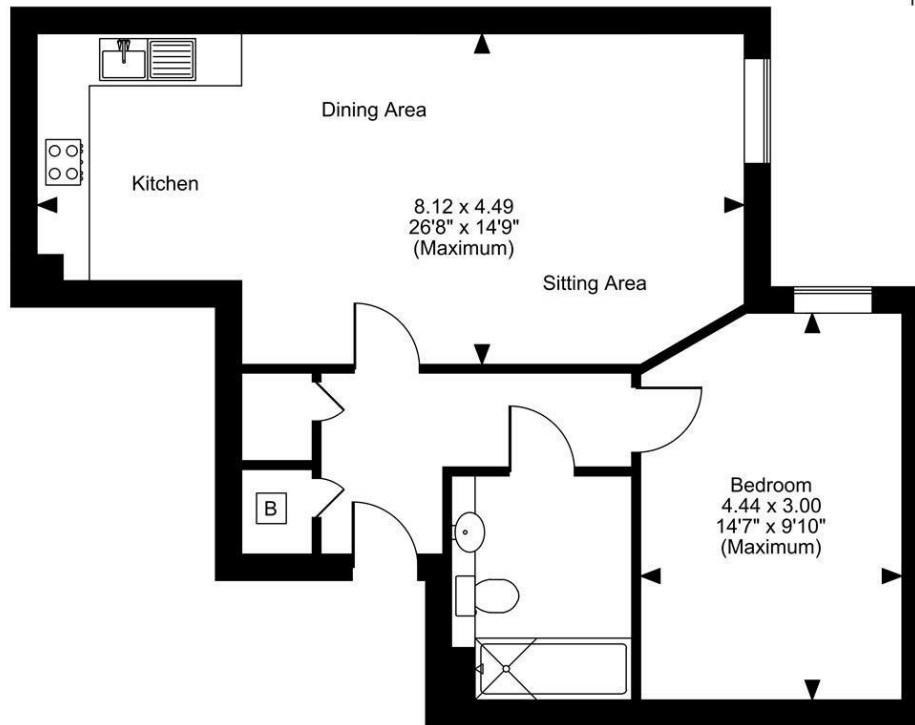
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	

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Clifford Way, Maidstone, Kent
Approximate Gross Internal Area
588 Sq Ft/55 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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