



**Connells**

Sandling Park Sandling Lane  
Maidstone

# Sandling Park Sandling Lane Maidstone ME14 2NY

for sale  
**£225,000**



## Property Description

No Chain..... Two Bedroom Apartment, Private Balcony , Gated Development, Allocated Parking

Connells are delighted to offer to the market this spacious two bedroom apartment, situated within the highly desirable Sandling Park gated development.

Offered with no forward chain, this attractive property provides well-proportioned accommodation throughout and is perfect for first-time buyers, downsizers or buy-to-let investors.

The accommodation comprises a welcoming entrance hall, a bright and spacious lounge/dining area with direct access to a private balcony, creating an ideal space to relax and enjoy the surrounding views. The fitted kitchen offers ample storage and worktop space, while both bedrooms are generously sized. The property is completed by a well-appointed bathroom.

Further benefits include allocated parking, secure gated access and well-maintained communal grounds.

Sandling Park remains one of Maidstone's most sought-after developments, conveniently positioned for Maidstone town centre, local amenities, excellent transport links and easy access to the M20 motorway, making it ideal for commuters.

With the added advantage of being offered with no onward chain, early viewing is highly recommended



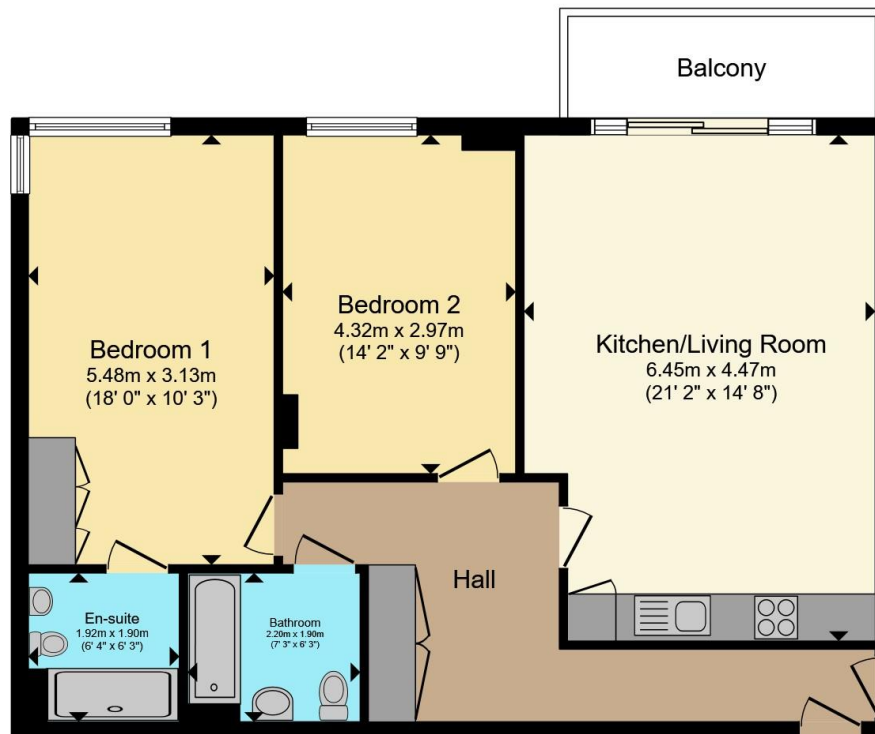
## Agents Note

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."









Total floor area 80.6 m<sup>2</sup> (867 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
MAIDSTONE ME14 1BS

EPC Rating: B

Council Tax  
Band: D

Service Charge:  
3000.00

Ground Rent:  
300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408932](http://connells.co.uk/Property/MAI408932)**

This is a Leasehold property with details as follows; Term of Lease 128 years from 01 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: MAI408932 - 0002