



## Mid Kent Shopping Centre

Allington ME16 OPU

Guide Price £200,000



COUNTRY HOMES



## Allington ME16 OPU

Offered for sale CHAIN FREE is this 3 BEDROOM SPLIT LEVEL flat situated in the ever popular Allington suburb of Maidstone.

Recently refurbished, this property would suit owner occupiers and investors alike. Located above a popular commercial development which offers excellent local amenities including a chemist, Waitrose, bakers and vets.

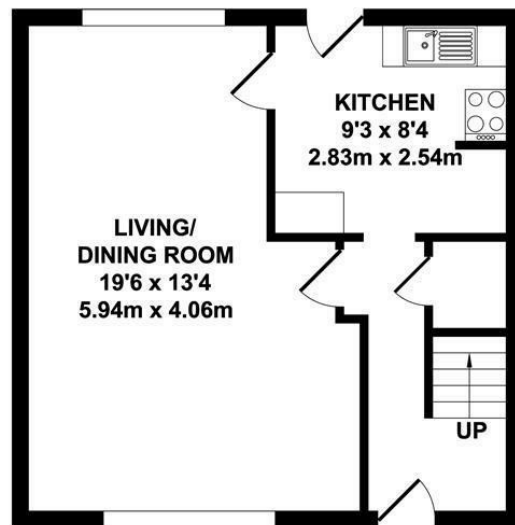
Externally the property features a rear garden area and a parking space is provided.

Allington has 2 off the most respected Primary schools in KCC and offers easy access to the secondary (including Grammar) schools in the area. Barming station is a short drive, which offers trains to London Victoria. The M20 is a short drive which offers access to London or further out to Kent and beyond.

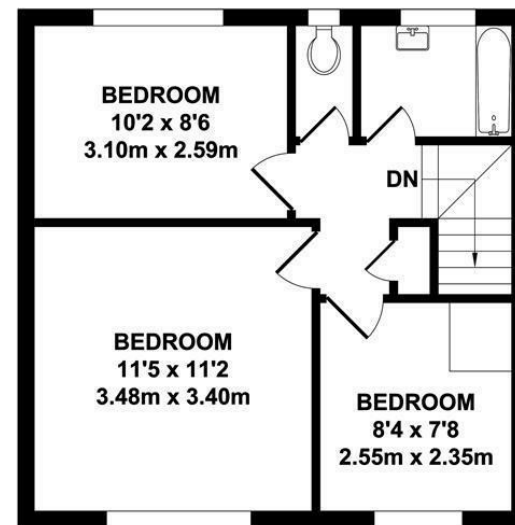
Viewing is strictly by appointment, call now to arrange your viewing.

- 3 bed duplex apartment
- Chain free
- Kitchen
- Living room
- Family bathroom
- Separate WC
- Private outside space
- Refurbished
- Local amenities close by
- Convenient location





GROUND FLOOR  
APPROX. FLOOR AREA  
373.93 SQ.FT.  
( 34.74 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
373.93 SQ.FT.  
( 34.74 SQ.M.)

**TOTAL APPROX. FLOOR AREA 747.87 SQ.FT. (69.48 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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











## Location Map

Tenure: Leasehold

Council tax band: B

### AML AL

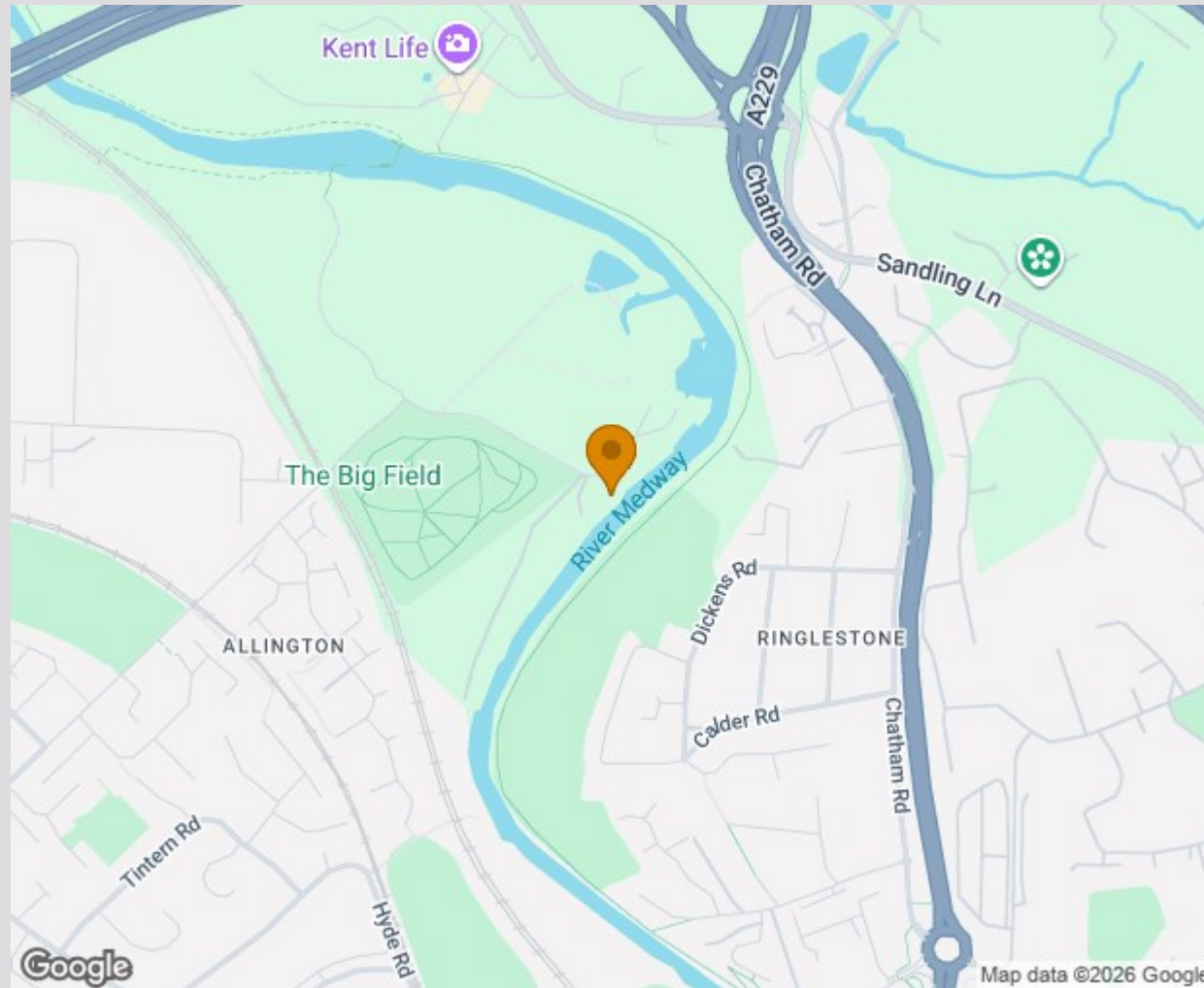
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### Charges

LCP Management Ltd charge - £268

Service charge - £1682

Reviewed annually



TO VIEW CONTACT: 01622 94 22 22 [allington@khp.me](mailto:allington@khp.me)

[www.khp.me](http://www.khp.me)



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