



**Connells**

Broadclough Way  
Maidstone



### Property Description

\*\* Guide Price £240,000 - £260,000\*\*

A beautifully presented second-floor apartment located in a desirable residential area of Maidstone. Built in 2022, this modern leasehold property is one of the largest flats in the building.

The apartment comprises:

A bright and spacious open-plan lounge and kitchen/diner, perfect for entertaining.

Two generous double bedrooms, including a master with en-suite shower room.

A family bathroom with contemporary fittings.

Allocated parking.

EPC Rating B, ensuring excellent energy efficiency and lower running costs.

The property is maintained to a high standard and benefits from a quiet, friendly neighbourhood with easy access to local amenities, schools, and transport links.



## Entrance Hall

## Lounge/Dining/Kitchen

### Lounge/Diner Area

22' 3" Max x 12' 9" Max ( 6.78m Max x 3.89m Max )

### Kitchen Area

11' 4" x 7' 6" ( 3.45m x 2.29m )

### Bedroom One

11' 4" Plus Door Recess x 10' 4" Max ( 3.45m Plus Door Recess x 3.15m Max )

### En Suite

### Bedroom Two

9' x 8' 6" Plus Wardrobe Recess ( 2.74m x 2.59m Plus Wardrobe Recess )

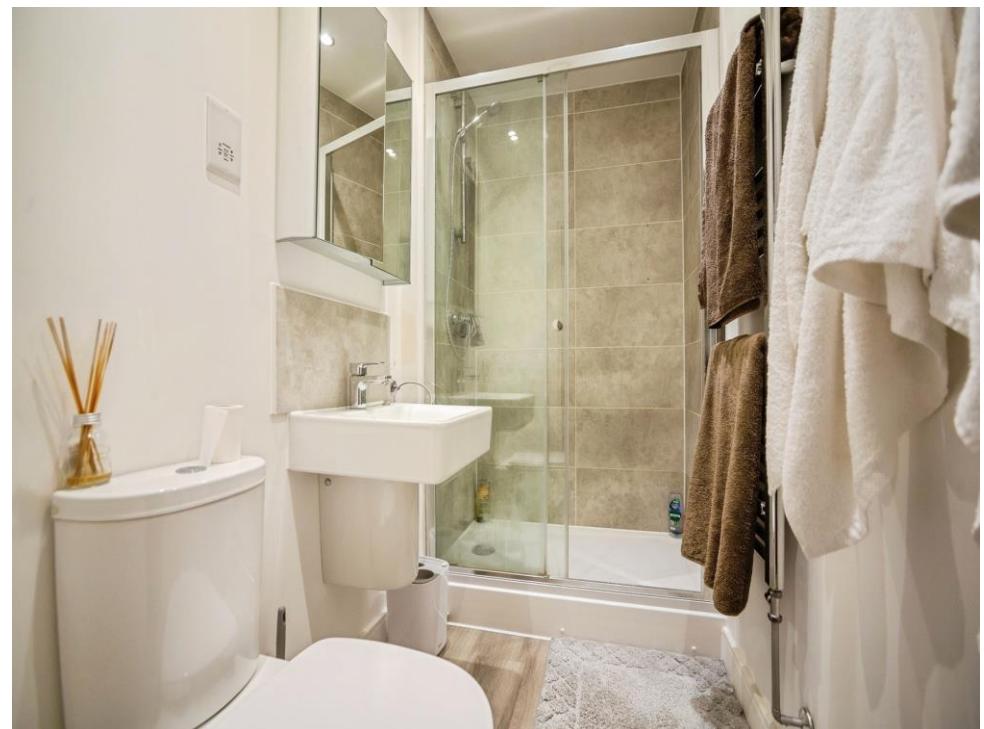
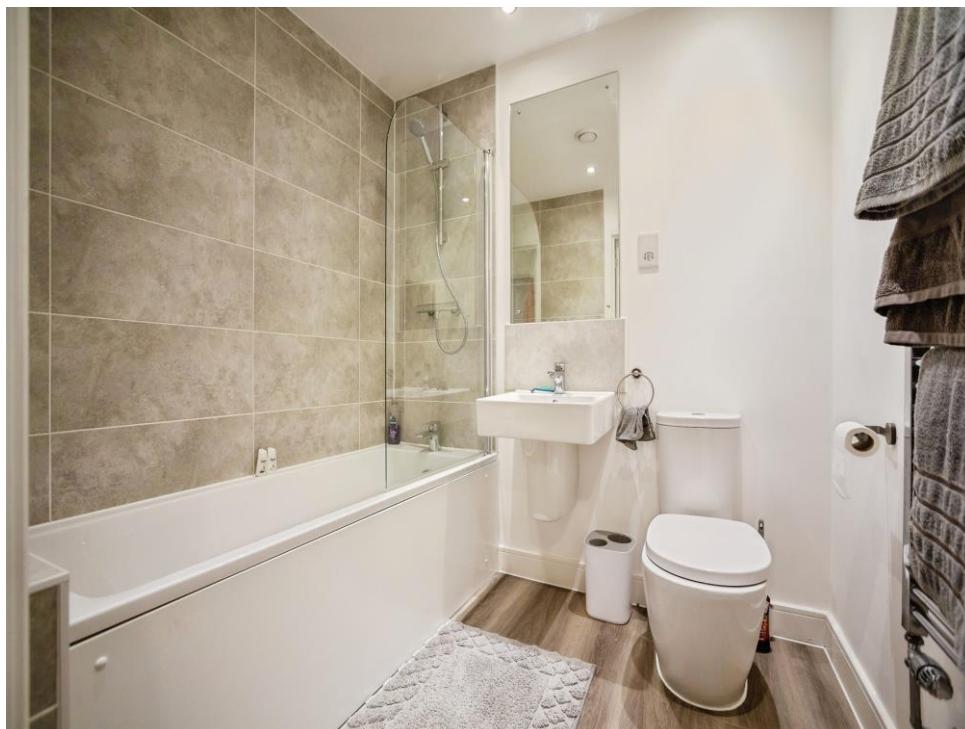
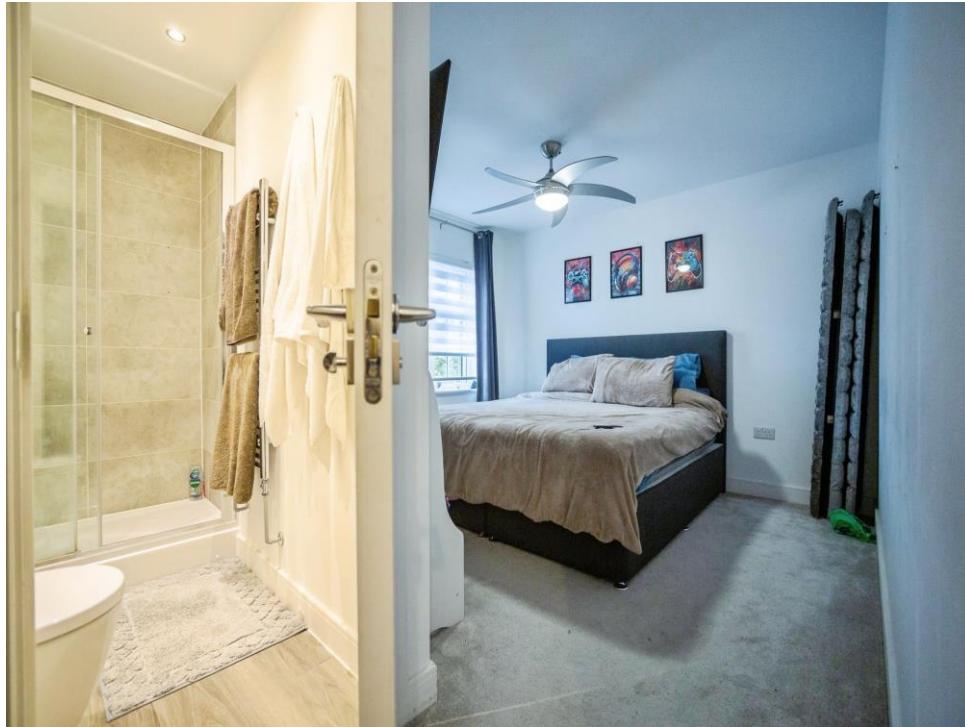
### Bathroom

### Parking

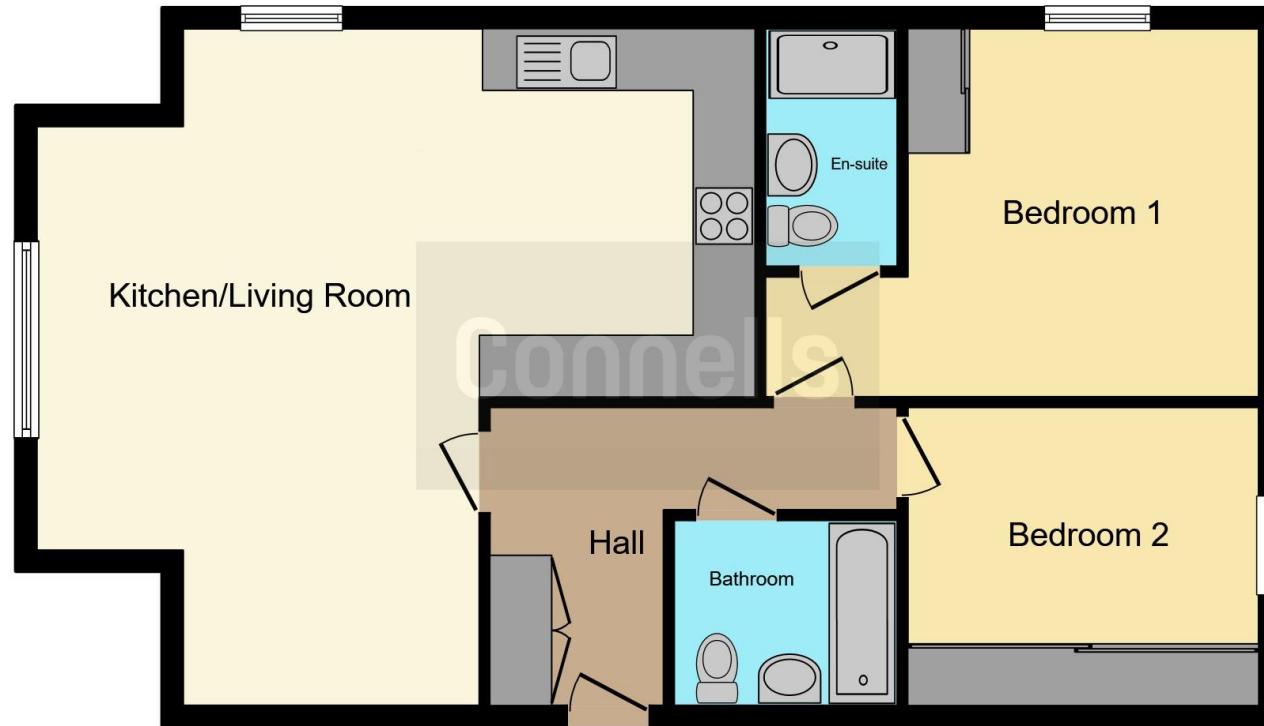
### Agents Note

Please note the Annual Service Charge of £1700 includes the ground rent









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.focalagent.com](http://www.focalagent.com)

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: C

Service Charge:  
 1700.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408301](http://connells.co.uk/Property/MAI408301)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2021. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MAI408301 - 0005