



**Connells**

St. Lawrence Crescent  
Coxheath Maidstone



### Property Description

This modern two-bedroom home is ideally situated in the charming village of Coxheath, offering the perfect balance between countryside tranquillity and convenient access to nearby town amenities.

The property benefits from an excellent location, with both primary and secondary schools within easy walking distance, making it an ideal choice for families. A selection of local shops and a café are just a five-minute walk away, adding to the everyday convenience.

To the rear of the development, enjoys a peaceful setting with orchards and open fields close by, perfect for scenic walks with family or pets and for those who appreciate outdoor living.



## Agents Note

This property is currently under shared ownership with 25% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Sparrow Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

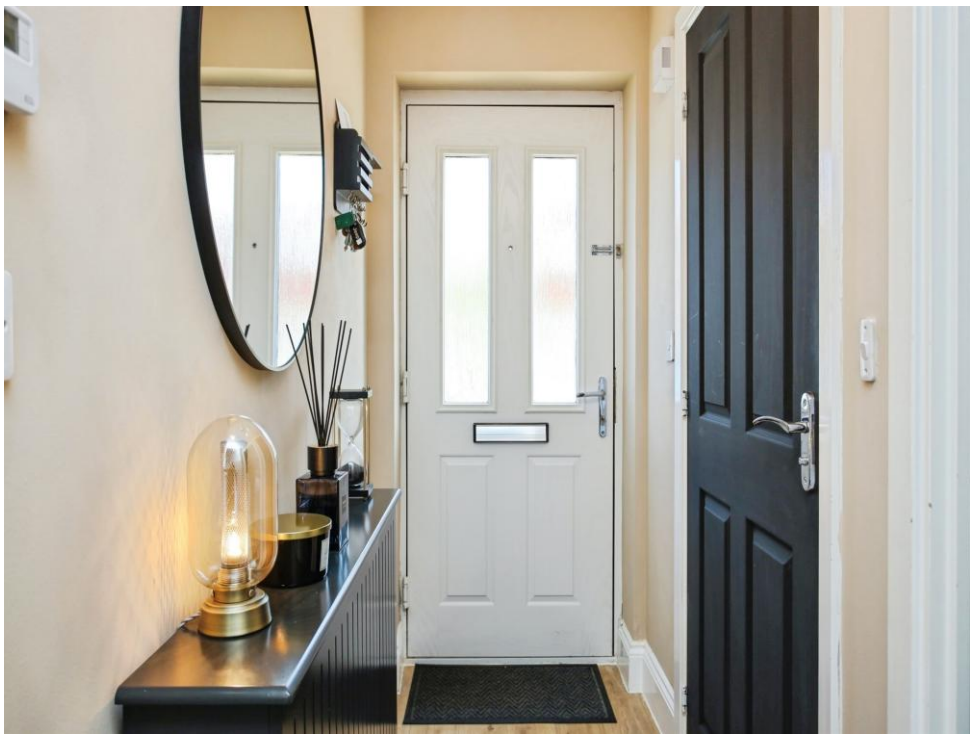
## Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendors of this property is an Employee of the Connells Group of companies

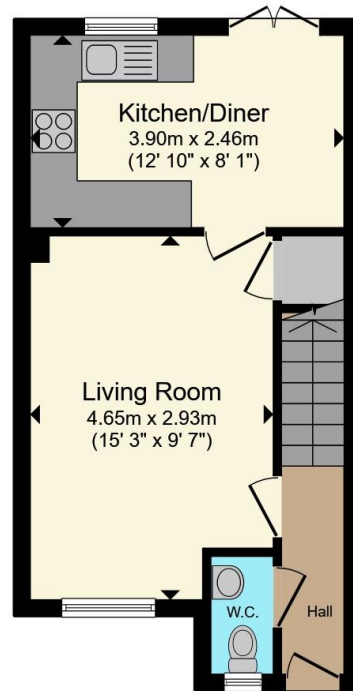
## Agents Note

Please note there is a monthly service charge of £134.02

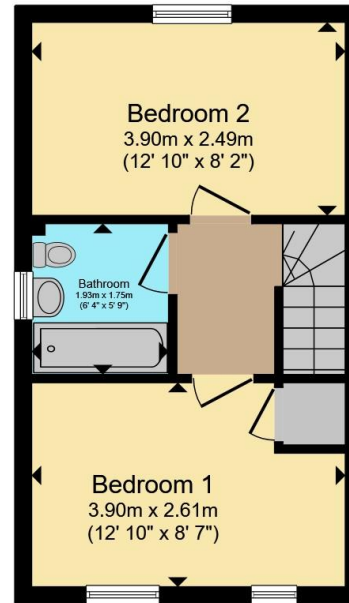








**Ground Floor**



**First Floor**

Total floor area 59.3 m<sup>2</sup> (638 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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B    Council Tax Band: C    Service Charge: Ask Agent    Ground Rent: Ask Agent    Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408464](http://connells.co.uk/Property/MAI408464)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: MAI408464 - 0005