



Flat 3 Hedley Court 27 Hedley Street
Maidstone
ME14 5GE

Guide Price £175,000 to £185,000

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Maidstone
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Description

A fantastic opportunity to acquire this spacious and well-presented second-floor apartment, ideally situated close to Maidstone Town Centre.

Offering light, airy and generously proportioned accommodation throughout, the property features two double bedrooms, including a principal bedroom with en-suite shower room, a separate family bathroom, a well-proportioned lounge/diner, and a kitchen/breakfast room. Further benefits include gas central heating via a combination boiler, double glazing throughout, and the added advantage of being offered with no forward chain. Externally, residents can enjoy a communal courtyard garden to the rear.

The apartment is conveniently located within easy reach of excellent local amenities, well-regarded schools, and superb transport links.

Agents note: 106 years remaining on the lease. Ground rent is £10 per calendar month and service charge is £50 per calendar month. It is considered that the property would achieve £1,100 per calendar month as a rental.

Location

The property is within a quarter of a mile of the Town Centre, with its excellent facilities which include Maidstone East railway station (London Bridge 56 minutes), wide selection of schools in and around the Town Centre for all age groups, two museums, a theatre, county library. Within half a mile is Mote Park with its 450 acres, boating lake, leisure centre and swimming pool. The M20, A20, M2, M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

B

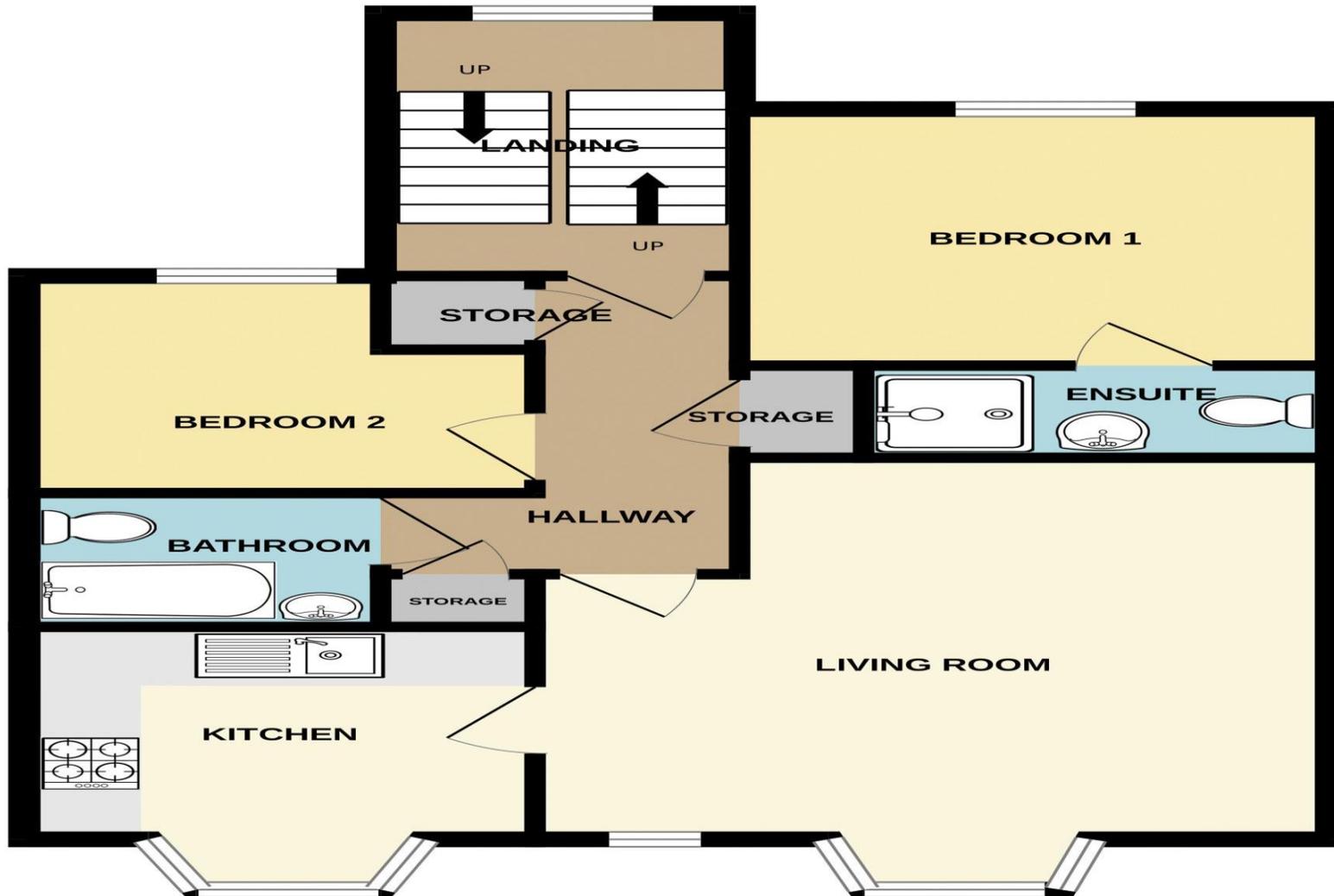
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



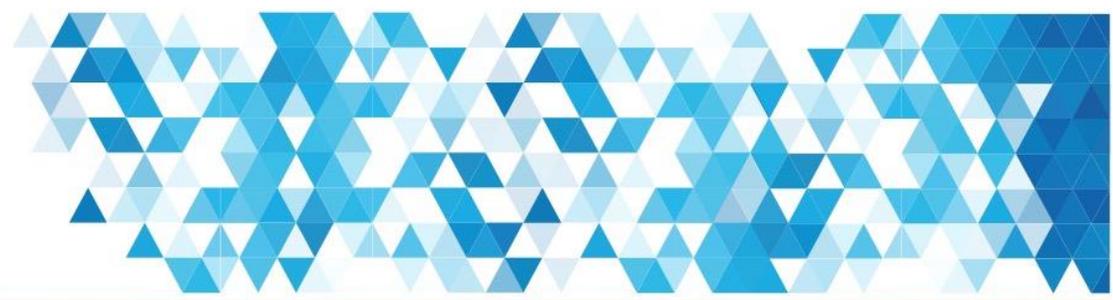
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Secure intercom entry system, two storage cupboards (one housing the electric meters), rear-facing window, staircase leading to the upper floors.

ON THE FIRST FLOOR

FLAT 3

ENTRANCE HALL

Accessed through a composite front door with chrome fittings and door viewer, the hallway offers three generous storage cupboards — one containing the consumer unit — along with a radiator and entry phone system.

LOUNGE / DINER *14' 6" x 16' 3" (4.42m x 4.95m)*

This spacious, light and airy room is bathed in natural light from a bay window and a further front-facing window, and is enhanced by a radiator and a door leading to:

KITCHEN / BREAKFAST ROOM *9' 4" x 9' 11" (2.84m x 3.02m)*

A comprehensive range of wall and base units with white wood-effect door and drawer fronts, complemented by black granite-effect work surfaces. Stainless steel one-and-a-half bowl sink with mixer tap and drainer, integrated oven with four-burner gas hob and extractor hood above, plumbing for a washing machine and space for a fridge freezer. Wall-mounted Ideal combination boiler providing

heating and domestic hot water, radiator, wood-effect vinyl flooring, and a bay window to the front flooding the room with natural light.

BEDROOM 1 *10' 10" x 9' 8" (3.30m x 2.94m)*

Rear-facing window, radiator, and door leading to:

EN-SUITE SHOWER ROOM

White suite with chrome fittings comprising a low-level WC, wash hand basin with mixer tap, tiled splashback and cupboard beneath, and a step-in shower cubicle with electric Triton shower, tiled surround and bi-folding shower screen. Extractor fan and vinyl flooring.

BEDROOM 2 *9' 4" x 8' 2" (2.84m x 2.49m)*

A well-proportioned second double bedroom featuring a rear-facing window and radiator.

BATHROOM *6' 6" x 5' 0" (1.98m x 1.52m)*

White suite with chrome fittings comprising a low-level WC, wash hand basin with mixer tap, tiled splashbacks and cupboards beneath, and a panelled bath with shower over, tiled surround and bi-fold glass screen. Tile-effect vinyl flooring.

OUTSIDE

The property enjoys a walled frontage with wrought iron railings and secure postboxes serving the apartments. Double wrought iron gates open onto a brick paviour pathway, with service meters. To the rear, an attractive brick paviour courtyard is enhanced by decorative slate features, outside lighting and a designated bin store.

Directions

From Penenden Heath shopping parade proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, at the traffic lights turn right into Holland Road and third right into Hedley Street and Hedley Court will be found on the left hand side, as indicated by our signboard.



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