



Roseholme, Maidstone, Kent, ME16 8DT

Price £140,000

**** A PURPOSE-BUILT TWO BEDROOM GROUND FLOOR FLAT WITH ITS OWN REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION ****

Page & Wells are delighted to bring to market this rarely available two bedroom flat with no forward chain implications. Whilst in need of refurbishment throughout, the property offers spacious accommodation including two sizeable bedrooms, a spacious living room, kitchen and bathroom. There is the benefit of direct access to its own rear garden and allocated parking space in an off-road parking area. The property is well-placed for the town centre and nearby Nature Reserve. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: G. Council Tax Band: B.



KEY FEATURES

- No forward chain
- Lengthy lease term
- Close to Nature Reserve
- Allocated parking space
- Private rear garden

ACCOMMODATION

Ground Floor:

Entrance Hall

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

There is a private rear garden and an allocated parking space in an off-road parking area.

LEASE DETAILS

There is a 999 year lease with 935 years remaining.
Annual ground rent approximately £6.30. We currently await details of the annual service charge.

VIEWING

Viewing strictly by arrangements with the Agent's Head
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

