



12 Providence Park
Penenden Heath, Maidstone
ME14 2EZ

Guide Price £250,000 - £275,000

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Description

Elegant First Floor Duplex Apartment in a Landmark Gated Development. Tucked away at the end of a quiet, well-established cul-de-sac, this beautifully appointed first-floor duplex apartment is set within an exquisite gated complex, formerly a historic convent and now one of the area’s most distinctive landmark buildings. The property is immaculately presented throughout, showcasing a tasteful blend of period charm and contemporary design. The spacious interior features stunning herringbone flooring to the main living areas and luxurious, sumptuous carpets to the first-floor level, creating a warm and inviting atmosphere. Accommodation includes two generous double bedrooms, each thoughtfully decorated, along with beautifully fitted bathrooms offering high-quality finishes and modern fittings. This unique home provides a rare opportunity to live in a secure and serene setting, combining architectural elegance with modern comfort in a truly special location. Agents note: 113 years left on the lease. Annual service charge £2263.20

Location

Located in this highly sought after gated complex in this well established residential position in the Penenden heath area of North Maidstone. The heath itself offers a selection of local shops together with recreational facilities on the heath including tennis, bowls together with numerous countryside walks, children's play area and pre school. The town centre is within one mile and has an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. Mote Park is within 3/4 of a mile and 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offers direct vehicular access to both London and The Channel Ports.

Council Tax Band
C

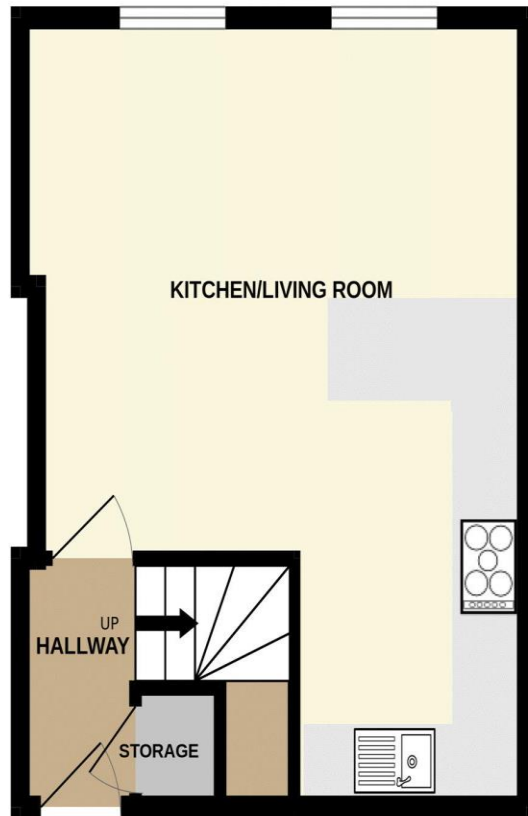
VIEWINGS STRICTLY BY
APPOINTMENT

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

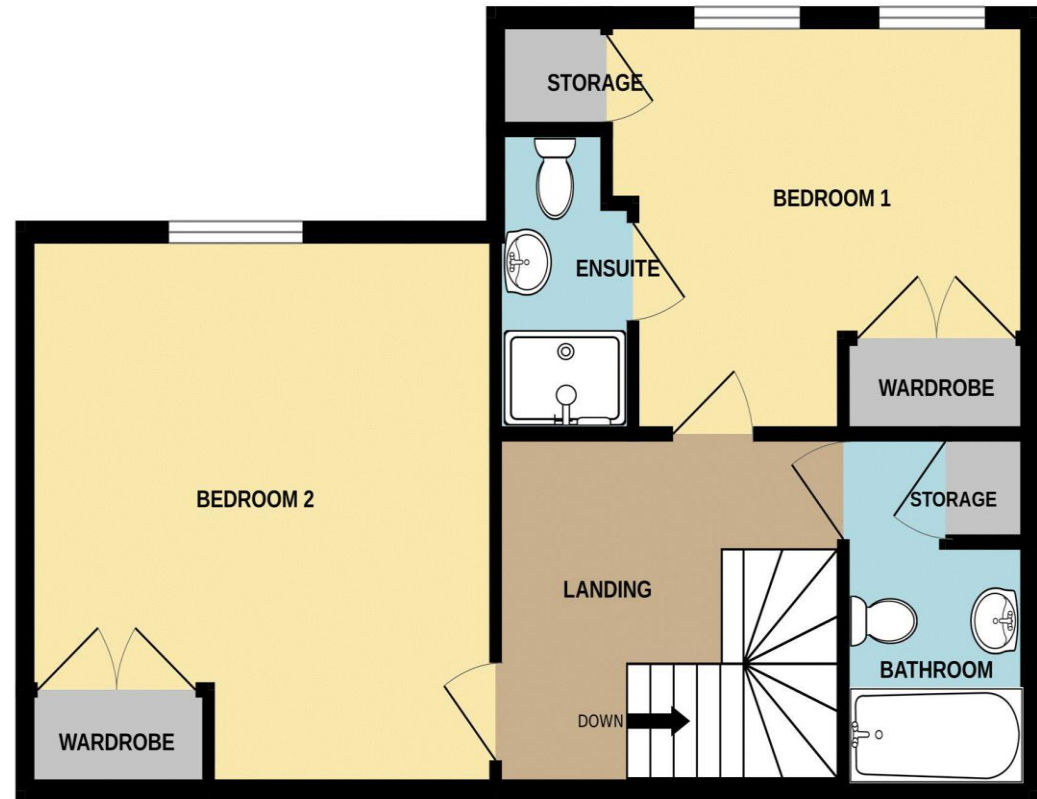


Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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

The apartment is accessed from the rear of the building with shallow steps and iron balustrade, entrance canopy, outside lighting, security entry phone.

ENTRANCE FOYER

APARTMENT 12

ENTRANCE HALL

Continuous herringbone oak flooring, security entry phone, control panel for heating, radiator, built in airing cupboard, panelled internal doors with chrome furniture.

KITCHEN/LIVING ROOM 20' 2" x 15' 9" (6.14m x 4.80m)

Modern and contemporary door and draw fronts with chrome fittings, solid oak workfaces, metro tiling, one and half bowl stainless steel sink with mixer tap, integrated dishwasher, fridge/freezer, washing machine, four burner gas hob with electric beneath, extractor above, downlighters, radiator, 2 window overlooking front with fitted blinds.

ON THE FIRST FLOOR

LANDING

Wooden balustrade, radiator.

BEDROOM 1 13' 2" x 10' 8" (4.01m x 3.25m)

Two windows to front with fitted blinds, fitted wardrobe, additional storage, radiator, door to:

ENSUITE

BEDROOM 2

Velex window to front, fitted wardrobe cupboards.

BATHROOM

White contemporary suite, bath with wooden panel, wash hand basin with complimenting cupboard beneath, chrome taps, chromium heated towel rail, low level WC, fitted mirrored wall, fully tiled walls with decorative accent strip, downlighters.

OUTSIDE

Communal gardens, allocated parking space, automatic entrance gates. 113 year lease, peppercorn ground rent, and £2263.20 annual service charge.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the third turning on the left into Fintonagh Drive. At the end of this private road you will enter the Providence park gated complex. The property will be found on the left hand side in the main building.



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