



London Road, Maidstone, Kent, ME16 8AA

Price Guide £230,000 - £240,000

PRICE GUIDE : £230,000 - £240,000. A MUCH SOUGHT AFTER AND BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN A QUIET ELEVATED LOCATION WITH FAR REACHING VIEWS OVER THE TOWN, SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE.

Page & Wells are delighted to bring to the market this rarely available two bedroom purpose built apartment. This light and airy apartment, benefits from a share of the freehold and features two double bedrooms, a dual aspect lounge, modern kitchen and bathroom, the bathroom is new and fully equipped including a rainfall shower. There is a balcony providing some useful outdoor space, together with communal gardens and allocated parking plus visitors parking. In the agent's opinion this property would make an ideal first time purchase or buy to let investment. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C
Council tax band: C
Tenure: leasehold (share of freehold)



LOCATION

Situated in this quiet position on a sought after development within walking distance of Maidstone town centre, reputable schools and Maidstone East and West railway stations.

PROPERTY INFORMATION

A much sought after two bedroom apartment offered to the market in excellent decorative condition throughout.

KEY FEATURES

Share of freehold
Long lease
Two double bedrooms
Balcony
Dual aspect lounge
Allocated parking

ROOM

Entrance Hall
With store cupboard.

Lounge

Kitchen

Bedroom 1

Built in wardrobe.

Bedroom 2

Bathroom

Blue tooth and shaver point.

Access to part boarded loft.

EXTERNALLY:

There are allocated parking facilities and a well maintained communal garden.

LEASE DETAILS

We understand there is a lengthy lease and the property benefits from a share of the freehold. Service charge and ground rent - £176 per month combined.

DIRECTIONS

On leaving Maidstone on the A20 London Road, turn right just before Hawley Court, where the property will be found in a tucked away position.

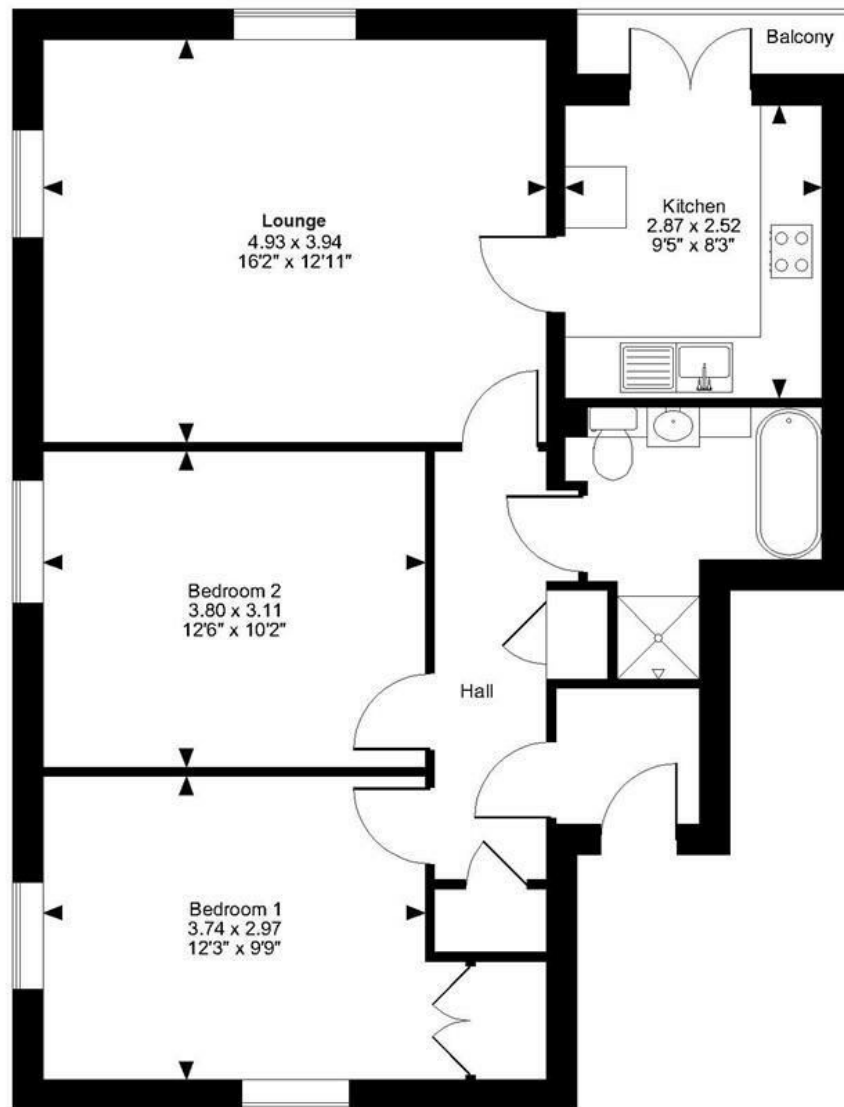
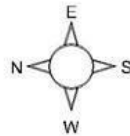
VIEWING

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	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kentish Court, London Road, Maidstone, Kent,
Approximate Gross Internal Area
711 Sq Ft/66 Sq M
Balcony external area = 17 Sq Ft/2 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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