

Connells

Clifford Way
Maidstone

# Clifford Way
# Maidstone ME16 8GD

for sale offers in excess of
**£190,000**







## Property Description

A modern two bedroom apartment which is a riverside development in the town centre, close to Maidstone West station, cinema complex and restaurants. The apartment comprises: Entrance hall, open plan living room with modern fitted kitchen with appliances, master double bedroom, further second double bedroom and modern bathroom with shower over bath. There is also an allocated parking space that comes with this apartment. The property has been neutrally decorated throughout.

Maidstone is the largest town in Kent and lies 32 miles south east of London, trains run directly into London taking no longer than an hour on the fast train. The popular Bluewater shopping centre is only 20 miles away however if you like a day out to the coast, Whitstable is only 28 miles away.

The town centre boasts two main shopping centres, The Mall and Fremlin Walk, with a mixture of the high streets favourite stores plus some unique stores too. It has a vast selection of restaurants and bars and offers vibrant nightlife.

Maidstone is a fantastic location to reach all attractions Kent has to offer and is perfect for couples, families and groups of friends with a real mixture of different things to do varying for exploring castles, enjoying fresh local food, special events, sport activities, beautiful countryside walks and numerous villages.

## Entrance Hall

## Lounge/Kitchen/Diner

22'  Max x 12' 4" Max ( 6.71m Max x 3.76m Max )

## Bedroom One

11' 4" Max x 10' 11" Max ( 3.45m Max x 3.33m Max )

## Bedroom Two

11' 1" Max x 10' 4" Max ( 3.38m Max x 3.15m Max )

## Bathroom

## Parking

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




















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.focalagent.com

To view this property please contact Connells on

**T 01622 751034**
**E maidstone@connells.co.uk**

30 King Street
MAIDSTONE ME14 1BS

EPC Rating: C

Council Tax Band: D

Service Charge: 3000.00

Ground Rent: 260.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/MAI407889**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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