



114 Linden Road  
Coxheath, Maidstone  
ME17 4RA

Offers in the Region of £180,000

**114  
Linden Road  
Coxheath  
Maidstone  
ME17 4RA**

**Exceptional ground floor purpose built  
apartment**



## Description

Beautifully presented modern ground floor apartment situated in the highly sought-after village of Coxheath. Offering 536 sq ft of well-proportioned accommodation, this delightful home comprises a spacious lounge, fitted kitchen, comfortable double bedroom, bathroom, and a bright conservatory providing additional versatile living space. One of the standout features is the generous rear garden, backing directly onto woodland, creating a peaceful and private setting ideal for relaxing or entertaining. The property further benefits from two allocated parking spaces. Conveniently located close to local amenities, shops, and transport links, this apartment is perfectly suited to first-time buyers, downsizers, or investors alike. Early viewing is highly recommended. Sold with no forward chain.

## Location

This property occupies a quiet location on the fringe of the village which has an excellent selection of local amenities including shops, providing for everyday needs, local infant and junior school, medical centre with the rural area surrounding the village renowned for its orchards and coppice woods. Maidstone town centre is some 3 miles distant offering a more comprehensive selection of amenities with a wider selection of schools for older children. Two museums, theatre, county library and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are close to Maidstone 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.**



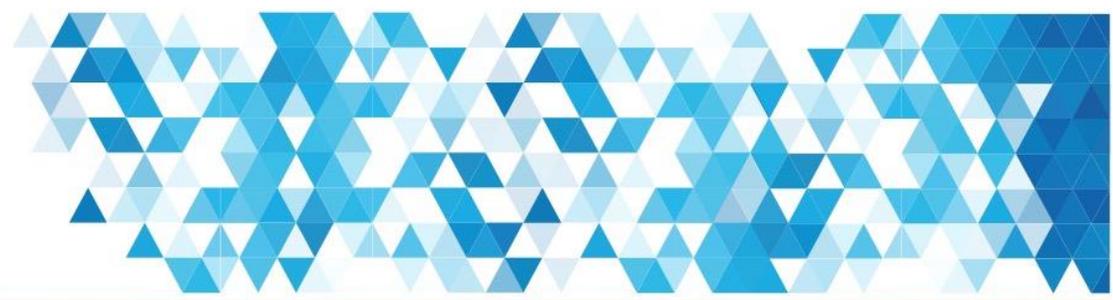
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.8 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

### ENTRANCE PORCH

Outside dustbin store. Hardwood entrance door with blackened furniture. Quarry tiled floor.

**LIVING ROOM** 20' 3" (max) x 10' 9" in lounge area narrowing to 4'8 dining area (6.17m x 3.27m)

Walnut laminate flooring. New UPVC picture window to front, southern aspect. Deep understairs storage cupboard. Thermostatic controlled and timed electric radiator.

### INNER HALLWAY

With built-in cupboard housing new hot water cylinder incorporating and immersion heater supplying domestic hot water throughout.

### BATHROOM

White suite, chromium plated fittings comprising :- Panelled bath with folding shower screen. Separate electric shower over. Pedestal wash hand basin. New low level W.C. Three fully tiled walls. Vinyl floor. Chromium plated towel rail. Creda fan heater.

**BEDROOM** 10' 0" x 9' 0" (3.05m x 2.74m)

Thermostatic timer controlled electric radiator. Double built-in wardrobe cupboard. Window overlooking rear garden with woodland beyond. Wood laminate flooring.

**KITCHEN** 9' 10" x 5' 7" (2.99m x 1.70m)

Delightfully fitted with solid wood Iroko tops and display shelving. High gloss white door and drawer fronts with stainless steel fittings comprising :- Stainless steel sink and mixer. Pan drawers beneath.

Range of high and low level cupboards incorporating a full range of Beaumatic appliances. Four burner electric hob, twin oven and grill beneath. Integrated dishwasher. Microwave. Siemens automatic washing machine. Natural slate splashback. Further tiling. Walnut laminate flooring. Half-glazed door and window to :-

**CONSERVATORY** 9' 6" x 7' 7" (2.89m x 2.31m)

UPVC framed and double glazed with triple polycarbonate roofing. Timber panelled walls. Walnut laminate flooring. Door to garden. Wall light points.

### OUTSIDE

THE FRONT GARDEN is laid to lawn. THE REAR GARDEN: Measures 32' x 20' Beautifully landscaped with decked patio area adjacent to house. Artificial lawn. New fenced boundary. Side pedestrian access to two owned allocated parking spaces, adjacent to the rear garden. Rear pedestrian access, paved and shingle pathways. Further decked area, western aspect. Balustrade. Timber garden shed.

### PETS CONSIDERED

A cat will be considered for an additional £35 rent per month (dogs not permitted)

### Directions

From Maidstone leave in a southerly direction on Stone Street an continuation of which is Loose Road, A229. At The Wheatsheaf traffic lights bear right continuing along The Loose Road on the A229. After approximately 1 1/2 miles turn right at Linton crossroads into Heath Road, passing through the centre of Coxheath turning right into Pembroke Road, first left into Whitebeam Drive, follow the road to the end where The Lindens will be found. The property being at the end of the road as indicated by our sign board.



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