



Bodiam Court, Maidstone, Kent, ME16 8LZ
Offers In The Region Of £180,000



Bodiam Court is situated in the heart of Maidstone town centre and within easy access of the town's excellent shopping, educational and social facilities. There is also convenient access to mainline stations providing fast travel to London.

The property comprises a well-presented two-bedroomed ground floor apartment benefiting from gas fired central heating and double glazing. There is a good sized living room together with two bedrooms, the principal bedroom with en-suite, together with family bathroom. The property has its own parking and there is good visitors parking also available. An internal inspection of this keenly priced apartment is thoroughly recommended by the sole selling agents. Contact PAGE & WELLS King Street Office on 01622 756703. NO FORWARD CHAIN. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D.



ACCOMMODATION

Communal entrance door to ...

Entrance Hall

Entrance door to ...

Reception Hall

Built-in cloaks cupboard. Cupboard concealing hot water tank.

Living Room: 14'3 x 13'5 (4.34m x 4.09m)

A well-proportioned principal room with double glazed window. Ornamental fireplace.

Kitchen: 10'8 x 6'2 (3.25m x 1.88m)

Work surface with cupboards and drawers under. Range of wall cupboards. Inset one and a half bowl sink unit with cupboards beneath. Creda oven. 4-ring gas hob with extractor fan over. Plumbing for washing machine. Part tiled walls. Double glazed window.

Principal Bedroom: 13'9 x 10' (4.19m x 3.05m)

Double glazed window. Built-in wardrobe cupboards. Door to ...

• En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Extractor fan.

Bedroom Two: 9'9 x 8'9 (2.97m x 2.67m)

Double glazed window.

Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low-level WC. Half tiled walls. Extractor fan.

EXTERNALLY:

There are pleasant communal gardens surrounding the development. There is one allocated parking space with visitors parking available.

LEASE DETAILS

We understand there are 973 years remaining on the lease. The annual service charge is approx £1,744.00 and the ground rent is approx £150.00 per annum.

VIEWING

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

DIRECTIONS

Leaving Maidstone from the town centre, proceed onto The Broadway bearing left immediately into Barker Road. Continue on into Hart Street, where the property will be found on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	

