



Bluebell Way, Allington, Maidstone, Kent, ME16 0ZU

50% Shared Ownership £162,500



**** SHARED OWNERSHIP ** A BEAUTIFULLY PRESENTED MODERN END OF TERRACE PROPERTY SITUATED ON THIS MUCH SOUGHT-AFTER DEVELOPMENT IN ALLINGTON**

Page & Wells are delighted to bring to the market this stunning two bedroom home with larger than average south-west facing rear garden. The open-plan ground floor accommodation features a full-length kitchen/reception room, rear lobby area and downstairs WC. On the first floor, there are two double bedrooms and a modern bathroom. There are two allocated parking spaces to the front and visitor parking close by. The property is well-placed for all local amenities, including excellent primary and secondary schools. In the agents' opinion, this property would make an ideal first time purchase. An internal viewing is recommended. This is being offered as a Shared Ownership property. £167,500 represents a 50% share with a monthly rental of £504.61. Contact PAGE & WELLS King Street Office on 01622 756703 for further details. Tenure: Leasehold. EPC Rating: B. Council Tax Band: C.



KEY FEATURES

- Two good sized bedrooms
- Two allocated parking spaces
- Open-plan kitchen/living room
- Downstairs WC
- Popular residential development
- Pleasant rear garden

ACCOMMODATION

Ground Floor:

Entrance Hall

Open Plan Kitchen/Living Room

Rear Lobby

WC

First Floor:

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

There are allocated parking facilities for two vehicles and a pleasant larger than average rear garden.

AGENTS' NOTE 1


This property is being offered on a Shared Ownership basis, whereby £162,500 represents a 50% share with a monthly rental of £504.61. Alternatively, the property can be purchased at full market value of £335,000. Interested parties will need to register and be approved with the Shared Ownership Scheme and certain criteria will apply (contact Agent for details).

AGENTS' NOTE 2

Annual service charge £555.24.

VIEWING

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

