



Queen Anne Road, Maidstone, Kent, ME14 1ER

Price £110,000



**** AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM RETIREMENT APARTMENT SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE ****

Page & Wells are delighted to bring to the market this large two bedroom third floor retirement apartment, offered in pristine condition throughout. The property features two good sized bedrooms, a spacious lounge/diner, modern kitchen and shower room. The development itself benefits from a communal lounge, communal laundry facilities and an on-site manager. The property is well-placed for all local amenities. An internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: D. Council Tax Band: D.



KEY FEATURES

- Two bedrooms
- Modern kitchen
- Pleasant communal gardens
- Spacious lounge/diner

ACCOMMODATION

Communal Entrance Hall

Third Floor:
Entrance door to ...

Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two

Shower Room

EXTERNALLY

Friars Court has well maintained communal gardens for the enjoyment of the residents.

AGENTS' NOTE

The apartment is subject to an age restriction that residents must be 60-years or over.


LEASE DETAILS

125-year lease from 1988. Annual ground rent approx £562.38. Annual service charge approx £5,350.34.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Third Floor

