



Union Street, Maidstone, Kent, ME14 1JR

Price £85,000

**\*\* EXTENDED LEASE \*\* NO FORWARD CHAIN \*\* GROUND FLOOR CORNER POSITION \*\* ONE BEDROOM RETIREMENT APARTMENT \*\* COMPLEX FOR THE OVER 60'S \*\***

This most sought after retirement apartment offers a spacious living room, kitchen, shower room and double bedroom. There is a telephone entry and alert call system, which is remotely monitored outside of the manager's working hours. The immaculately maintained communal gardens are a distinct feature of the development and must be viewed to be appreciated. The complex is within walking distance of the town centre where an extensive range of amenities can be found. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Leasehold. EPC Rating: D. Council Tax Band: B.



## LOCATION

Situated within a secure retirement complex for the over 60's, within walking distance of Maidstone town centre.

## KEY FEATURES

- Extended lease
- 24-hour emergency pull-cord system
- On-site manager
- Laundry room
- Residents lounge
- Bookable guest suite
- Sought after ground floor corner position
- Well maintained communal gardens

## ACCOMMODATION

Entrance Hall

Lounge 12'8 x 10' (3.86m x 3.05m)

Kitchen 8'5 x 6'3 (2.57m x 1.91m)

Bedroom 10'1 x 9'2 (3.07m x 2.79m)

Shower Room

## EXTERNALLY

The immaculately maintained communal gardens are a distinct feature of this development.

## LEASE DETAILS

We understand that the lease was extended in March 2020 and there are approximately 148 years remaining. Annual service charge is approximately £3,078.65.

## 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                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>63</b>                  | <b>69</b>                                                                             |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

