



Farleigh Lane, Maidstone, , ME16 9BJ

Guide Price £180,000 - £200,000



**** GUIDE PRICE: £180,000 - £200,000 ** A WELL-PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE SITUATED IN THIS POPULAR RESIDENTIAL LOCATION ON THE MAIDSTONE/BARMING BORDERS ****

Page & Wells are delighted to bring to the market this spacious purpose-built two bedroom home which has so much to offer. The property features a light and airy sitting room, kitchen, bathroom and two good sized bedrooms. Furthermore, there are well-maintained communal gardens, a drying area and on-street parking. The property is ideally located for Maidstone Hospital, excellent schools and nearby railway stations at East Farleigh and Barming. In our opinion, this property would make an ideal first-time purchase or buy-to-let investment. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: B.



KEY FEATURES

- Two good sized bedrooms
- Bright and spacious sitting room
- Pleasant communal gardens
- On-street parking
- Sought after location

ACCOMMODATION

Entrance Hall

Spacious Sitting Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

There are well-maintained communal garden areas, a drying area and on-street parking close by.

LEASE DETAILS

The lease term is 125-years with 81 years remaining.
Annual service charge approx £1,214.82. Annual ground rent approx £10.00.

VIEWING

Viewing strictly by arrangements with the Agent's Head

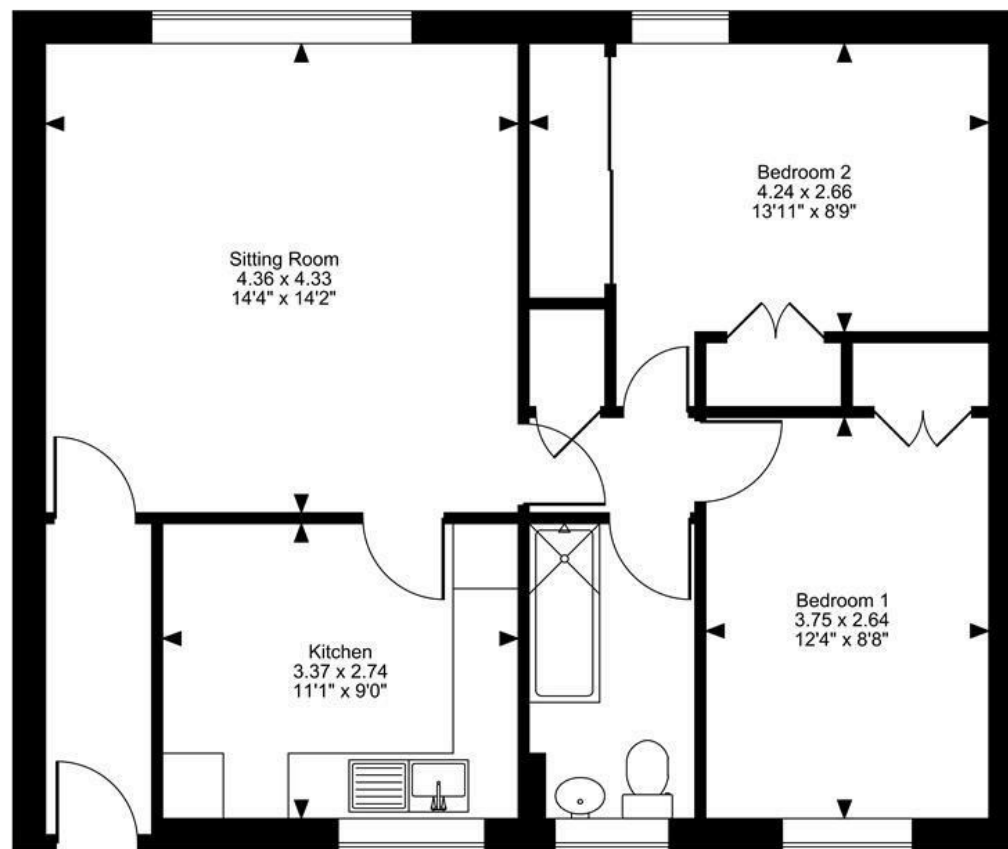
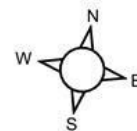
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

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Farleigh Court, Farleigh Lane, Maidstone
Approximate Gross Internal Area
671 Sq Ft/62 Sq M



First Floor Flat

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The position & size of doors, windows, appliances and other features are approximate only.
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