



**Mace Court, Coxheath, Maidstone, ME17 4PJ**  
**Guide Price £210,000**

GUIDE PRICE £210,000 TO £220,000\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*TWO BEDROOM DUPLEX APARTMENT IN EXCELLENT ORDER WITH SIZEABLE OPENPLAN LOUNGE/DINING AREA SITUATED IN THE SOUGHT AFTER VILLAGE OF COXHEATH WITHIN WALKING DISTANCE OF LOCAL AMENITIES

This fabulous two bedroom apartment is situated in the popular village of Coxheath served with a variety of shops including a butchers, bakers and post office. There is also a new Doctors Surgery and a Primary School all within walking distance of the home while Maidstone Town Centre is only a short drive away. For the commuter, Marden and Staplehurst stations are within easy reach and offer frequent high speed mainline services to London. On offer is a well presented two bedroom first floor apartment. The apartment is divided into two levels. On the first floor there is an entrance hall, modern kitchen, spacious bathroom with shower over bath, a main bedroom with Juliette balcony and built in wardrobes and a second double bedroom with views over the communal gardens. Stairs off the hallway lead to an impressive open plan lounge/diner measuring 21ft by 18ft and benefitting from double aspect windows.

Outside, there is one allocated parking space and access to a well maintained communal garden.

This fabulous two bedroom home will generate plenty of interest so do not delay and call Page and Wells Loose Office today and book your viewing to avoid missing out.



## To The First Floor

### Entrance Hall

Kitchen 8 x 7'9 (2.44m x 2.36m)

### Bathroom

Main Bedroom 13'1 x 12'4 (3.99m x 3.76m)

Bedroom 2 11'5 x 9'9 (3.48m x 2.97m)

## To The Second Floor

Impressive Open Plan Lounge/Diner 21'3 x 18'2  
(6.48m x 5.54m)

### Externally

### Allocated Parking for One Vehicle

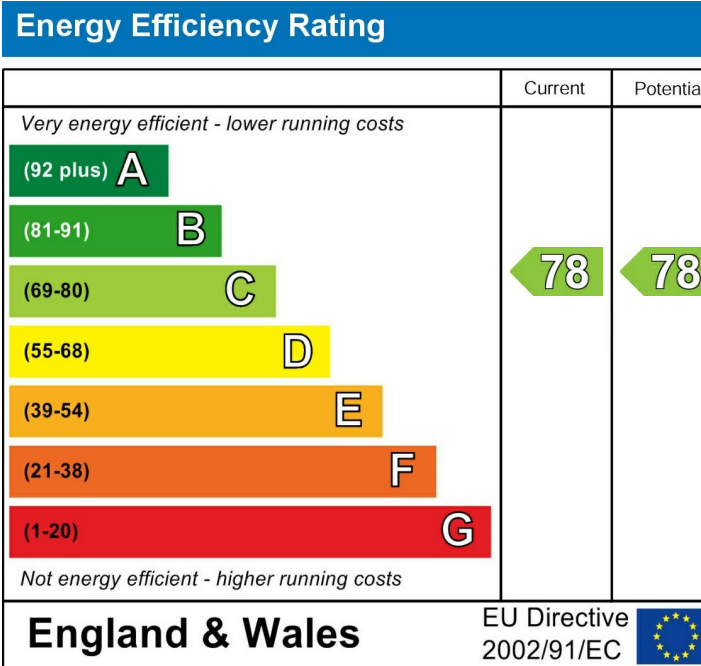
### Communal Gardens

### Lease details

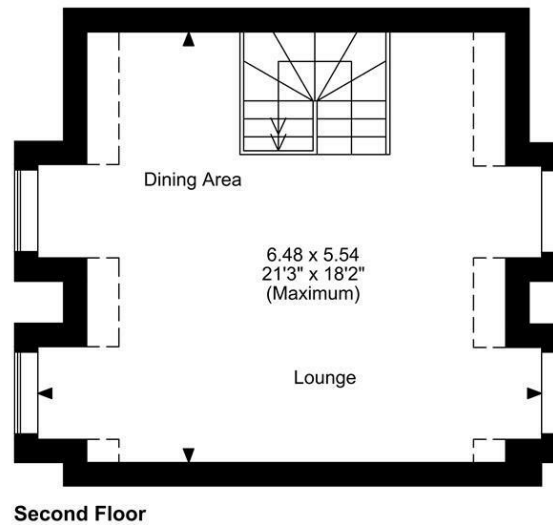
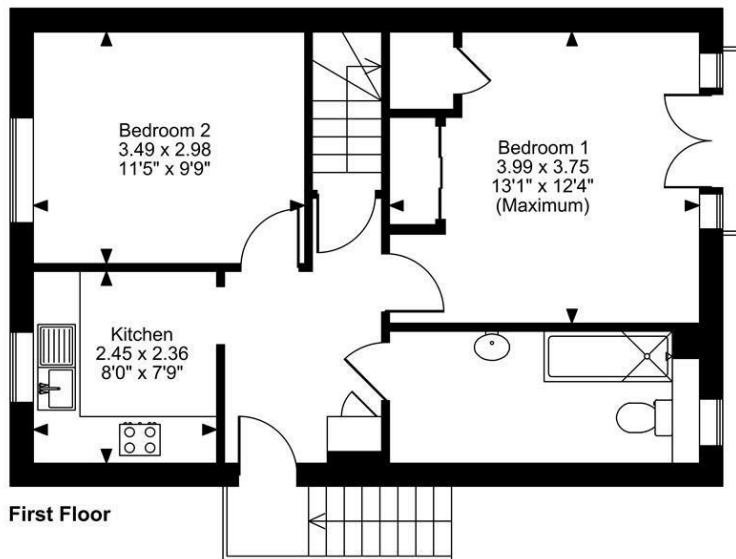
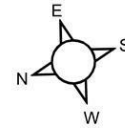
125 -year lease granted 2005 - 110 -years remaining.

Ground rent - £150 per annum. Service charge -

£2000.00 per annum.



**Mace Court, Coxheath, Maidstone**  
**Approximate Gross Internal Area**  
**818 Sq Ft/76 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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