



Tonbridge Road, Maidstone, Kent, ME16 8TB

Guide Price £180,000 - £190,000



**** GUIDE PRICE: £180,000 - £190,000 ** A MOST SPACIOUS AND WELL-PRESENTED TWO BEDROOM TOP FLOOR APARTMENT WITH A LONG LEASE SITUATED ON THE EVER-POPULAR PINE LODGE DEVELOPMENT ****

Page & Wells are delighted to bring to the market this rarely available two bedroom purpose-built apartment, situated conveniently for Maidstone town centre, Maidstone Hospital and all local amenities. The accommodation features two double bedrooms, a large living room, separate kitchen and a bathroom. There are well-maintained communal gardens and each household enjoys the use of two parking permits. In the agent's opinion, this property would make an ideal first time purchase or buy-to-let investment. An internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: D. Council Tax Band: B.



KEY FEATURES

- Long lease
- Two double bedrooms
- Spacious living room
- No forward chain
- Two parking permits
- Ideal first time purchase

ACCOMMODATION

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

There are well-maintained communal gardens and each household enjoys the benefit of two parking permits.

LEASE DETAILS

We understand that there are approximately 118 years remaining on the current lease. Annual service charge approximately £800.00 - £850.00. Annual ground rent approximately £100.00.

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
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

