

8 Sandling Park Sandling Lane
Maidstone
ME14 2NY

Guide Price £200,000 to £225,000

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Description

Set within the prestigious and highly sought-after Sandling Park development, this beautifully proportioned two double bedroom apartment offers an impressive 858 sq ft of accommodation, surrounded by picturesque woodland and beautifully maintained communal gardens.

Offered to the market with no forward chain, the property also benefits from a private balcony and allocated parking. The accommodation is accessed via a welcoming L-shaped entrance hallway, which leads through to a spacious and inviting open-plan lounge/diner.

This generous living space provides ample room for both relaxing and entertaining, flowing seamlessly into the kitchen to create a sociable and practical layout. A private balcony offers an additional space to sit back and enjoy the peaceful surroundings. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from its own en-suite shower room.

A separate family bathroom serves the second bedroom and guests, making the apartment ideally suited to a variety of buyers. Situated within an exclusive gated development, residents can enjoy the tranquillity of the surrounding woodland and attractive communal gardens, whilst the property also benefits from one allocated parking space.

Combining generous accommodation, a peaceful setting and the convenience of no forward chain, this apartment presents an excellent opportunity for buyers seeking a spacious home in a desirable development.

Agents note: There are 106 years remaining on the lease. There is an annual service charge payment of £3,140.52 and an annual ground rent payment of £350.00.

Location

Conveniently placed on the outskirts of Penenden Heath on the north side of the County town within easy access of the extensive motorway network. Local shops are within walking distance to Penenden Heath and Ringlestone, providing for everyday needs, with the town centre being some one and half miles distant offering a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. To the east of the County town is Mote Park with it' s 450 acres, boating lake, leisure centre and municipal swimming pool. Also in walking distance to the River Medway with lovely walks along the tow path and access to the Millennium Park and amphitheatre.

Council Tax Band

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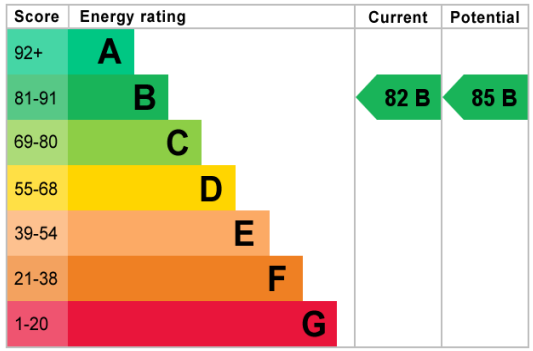
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)







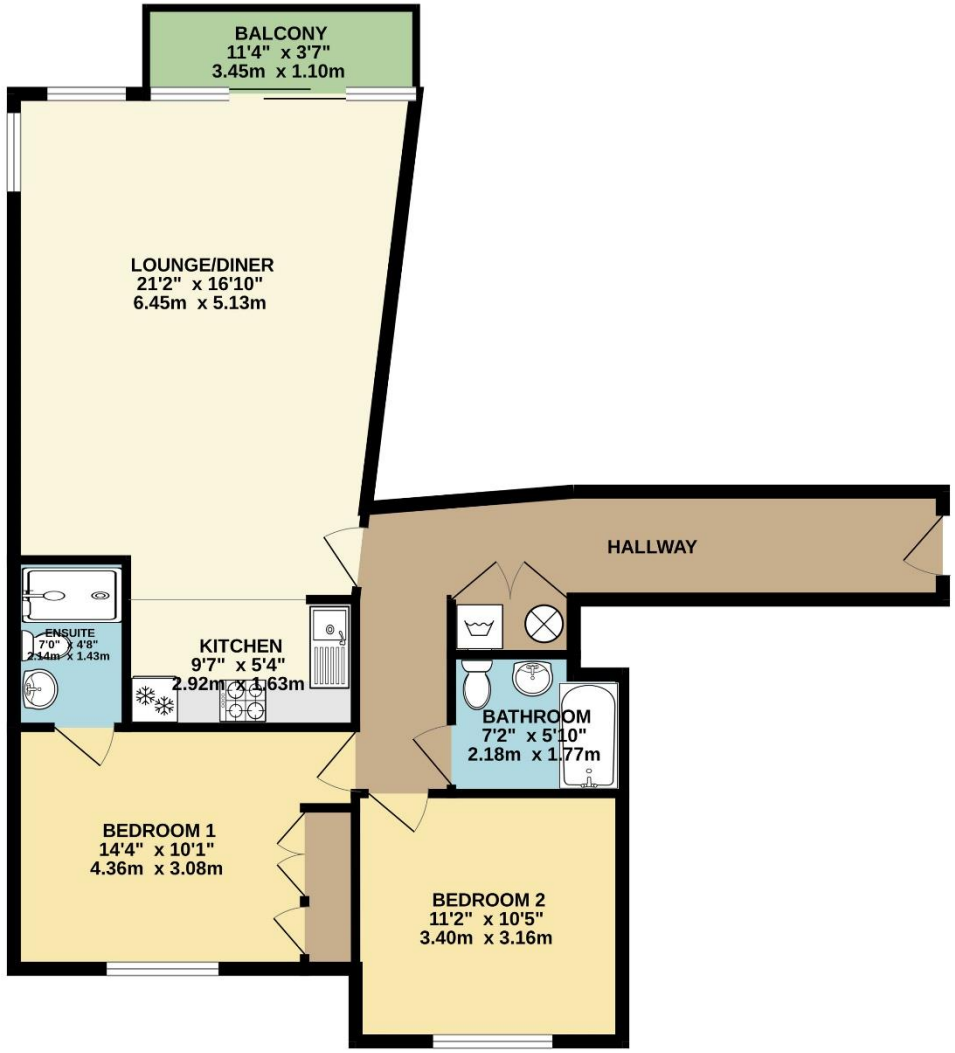
GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ON THE GROUND FLOOR

COMMUNAL ENTRANCE FOYER

Porcelain tiled flooring, a convenient service lift, individual postboxes and a secure entry-phone system.

ON THE FIRST FLOOR

ENTRANCE HALL

Spacious L-shaped entrance hall with double built-in utility cupboard housing the Megaflo water cylinder with dual immersion providing hot water throughout, plumbing for a washing machine and consumer unit, electric panel heater and secure entry phone.

LOUNGE / DINER *21' 2" x 16' 10" (6.45m x 5.13m)*

Very spacious rooom with windows and doors leading out to a balcony, electric panel heater and open plan to the kitchen.

KITCHEN *9' 7" x 5' 4" (2.92m x 1.62m)*

A range of high and low level units with white high gloss door and drawer fronts with complimenting black granite effect working surfaces, integrated fridge freezer, Hotpoint oven with four burner electric hob, extractor hood above and black glass splashback, stainless steel sink with mixer tap and drainer, vinyl flooring.

BEDROOM 1 *14' 4" x 10' 1" (4.37m x 3.07m)*

Window to front, built-in wardrobe cupboards, electric panel heater and door to:

EN-SUITE SHOWER ROOM *7' 0" x 4' 8" (2.13m x 1.42m)*

White suite with chrome fittings, WC, wash hand basin with mixer tap, step in shower cubicle with glass door, tiled splashbacks, electric heated towel rail, extractor fan, ceramic tiled flooring and low voltage recessed lighting.

BEDROOM 2 *11' 2" x 10' 5" (3.40m x 3.17m)*

Window to front, electric panel heater.

BATHROOM *7' 2" x 5' 10" (2.18m x 1.78m)*

White suite with chrome fittings, WC, wash hand basin, panelled bath with handheld shower attachment, tiled splashbacks, electric heated towel rail, ceramic tiled flooring, shaver point and low voltage recessed lighting.

OUTSIDE

The property is set within beautifully maintained communal gardens, bordered by attractive woodland. The development also benefits from an allocated parking space and secure electric entrance gates.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane and Sandling Park will be found after approximately half a mile on the left hand side. After entering the gated complex the property will be found immediately on the right in the first building.

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