



# The Orpines

Maidstone ME18 5FA

£250,000



COUNTRY HOMES



## Maidstone ME18 5FA

Nestled in the charming village of Watlingbury, this immaculately presented lower ground floor apartment offers a delightful living experience tailored for those aged over 55. The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

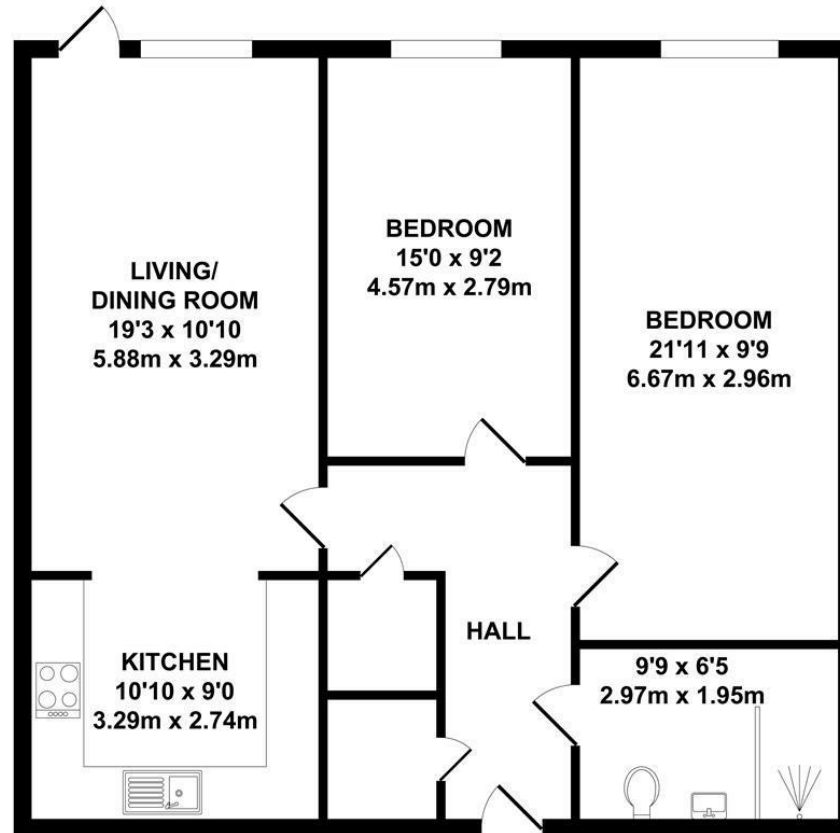
One of the standout features of this apartment is its direct access to a lovely patio, allowing residents to enjoy the fresh air and serene surroundings right from their living space. The patio area is perfect for outdoor dining or simply soaking up the sun, enhancing the overall appeal of this delightful home.

Watlingbury village is known for its picturesque scenery and friendly community, making it an ideal location for those seeking a peaceful lifestyle. With local amenities and transport links nearby, this property combines comfort with convenience.

This apartment is not just a home; it is a lifestyle choice, offering a harmonious blend of modern living in a tranquil setting. The communal area and services provided ensure a sense of community and convenience, making everyday living a breeze and include a restaurant, lounge, hair salon, therapy room and activities room. The service charge includes hot water and heating, adding to the convenience. Whether you are looking to downsize or simply seeking a new place to call home, this property is sure to impress. Do not miss the opportunity to make this charming apartment your own. Offered for sale chain free, call today to arrange your viewing.

- Retirement complex for over 55's
- Chain free
- Lower ground floor with use of patio leading on to communal grounds
- 2 bedrooms
- Well presented
- Secure entry
- Lifts to all floors
- Communal areas
- Modern kitchen and shower room
- Viewing encouraged





**TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.57 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                                                                                                                                                                                                                |  | Current                 | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(48-54) <b>E</b><br>(35-47) <b>F</b><br>(1-34) <b>G</b><br>Not energy efficient - higher running costs |  |                         |           |
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| England & Wales                                                                                                                                                                                                                         |  | EU Directive 2002/91/EC |           |

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01732 87 11 11  
westmall@khp.me











## Location Map

Tenure: Leasehold

Council tax band: E

### AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### Charges

Service charge £715.96pcm to include hot water and heating

Review period pa

Lease approx 119 years remaining



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

[www.khp.me](http://www.khp.me)



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