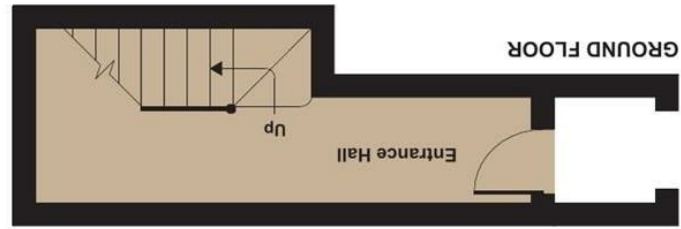




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Copyright nichecom.co.uk 2018 Produced for Simon Miller & Company REF : 401148



Florence Road, Maidstone, ME16  
APPROX. GROSS INTERNAL FLOOR AREA 812 SQ FT 75.4 SQ METRES

36 Florence Road, Maidstone, ME16 8EL

Asking Price £220,000  
EPC RATING: C





Simply move in and get started with this spacious, two bedroom, first floor apartment!

Whether you're a shopaholic or a film fanatic, you're no more than a short walk away from all the shops, local amenities, schools and Maidstone town centre. Plus, if you commute, you'll be pleased to hear that there are a choice of three local train stations, all a 5 minute walk away from your front door. If you do drive though, the property isn't far from the M20 either or even the M2. Overall, everything is highly accessible from here.

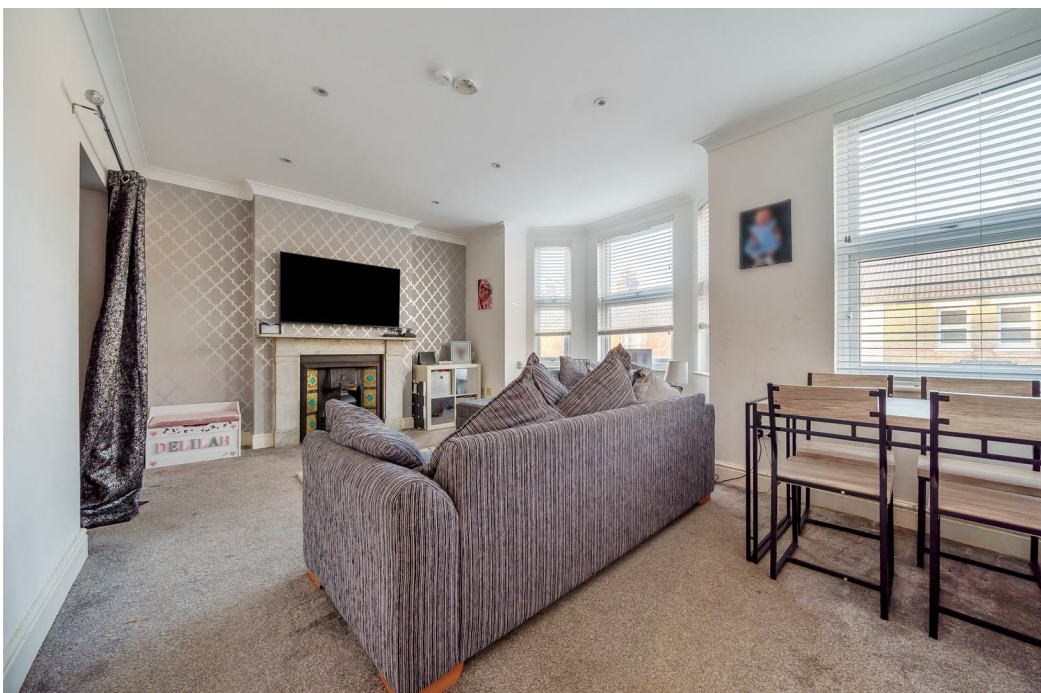
When it comes to the property itself, it's a large Victorian conversion that was once a very beautiful period home. The apartment in question is situated on the first floor; complete with its own entrance hall, staircase and loft access. Plus, the living space comprises two good sized bedrooms, a spacious lounge/diner, an open-plan kitchen, a landing area, a family bathroom as well as an en suite to the master. Ideal for any first time buyers!

Moving outside, there's also a private garden to the rear on offer. The garden to the original house was split into three sections and the one allocated to this property is the second one back. It needs a little taming, but once tamed it would be ideal for any families with children or pets that also need that bit of outdoor space. Finally, to the front, permit parking is available on the road as well.

Offered to the market with no onward chain, this well presented property won't hang around for long.

### MATERIAL INFORMATION

**Leasehold**  
**Council Tax Band C**  
**EPC Report C**



- Two Bedroom First Floor Apartment • Spacious Lounge/Diner To Front • Modern Open-Plan Kitchen • Family Bathroom & En-Suite To Master • Separate Entrance To Other Apartments • Private Area Of Garden To Rear • Well Presented Throughout & Loft Access • Permit Parking On Road • Close To Town Centre & Transport Links • Good Schools Nearby

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK