Wordsworth Road, Penenden Heath, Maidstone, , ME14 2HJ

Offers In Excess Of £145,000

Page & Wells

Issuing Office: MAIDSTONE
Tel: 01622 756703

A MOST SPACIOUS PURPOSE BUILT ONE BEDROOM FIRST FLOOR FLAT WITH GARDEN AND PARKING SITUATED IN THE SOUGHT AFTER PENENDEN HEATH LOCATION.

Page & Wells are delighted to bring to the market this rarely available one bedroom first floor flat, in need of some internal modernisation. The property comprises a good sized bedroom with fitted wardrobes, kitchen, spacious lounge and bathroom. Benefits include no forward chain implications, a newly extended 99 year lease upon completion and has its own garden. In addition, we understand there is an allocated parking space to the front of the building. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: D. Council Tax Band: B.

Issuing Office: MAIDSTONE
Tel: 01622 756703

LOCATION
Situated in the much favoured Penenden Heath area within close proximity of a parade of shops and a short drive to the M20 motorway with access at both junctions 5 & 6.

ACCOMMODATION
one bedroom first floor flat, in need of some internal modernisation that has been accounted for in the price.

Entrance Hall

Lounge 16'5 x 12'7 (5.00m x 3.84m)

Kitchen 11'4 x 6'6 (3.45m x 1.98m)

Bedroom 10'1 x 9'6 to wardrobes (3.07m x 2.90m to wardrobes)

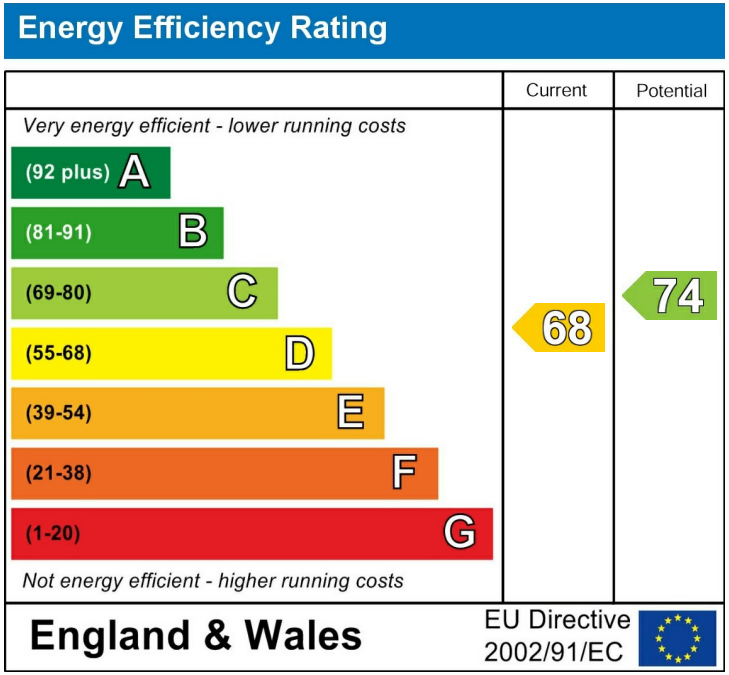
Bathroom

EXTERNALLY
There is an allocated parking space and its own garden to the rear.

LEASEHOLD DETAILS
Grount Rent - £35 per annum
Service charge - £2,266.74 per annum

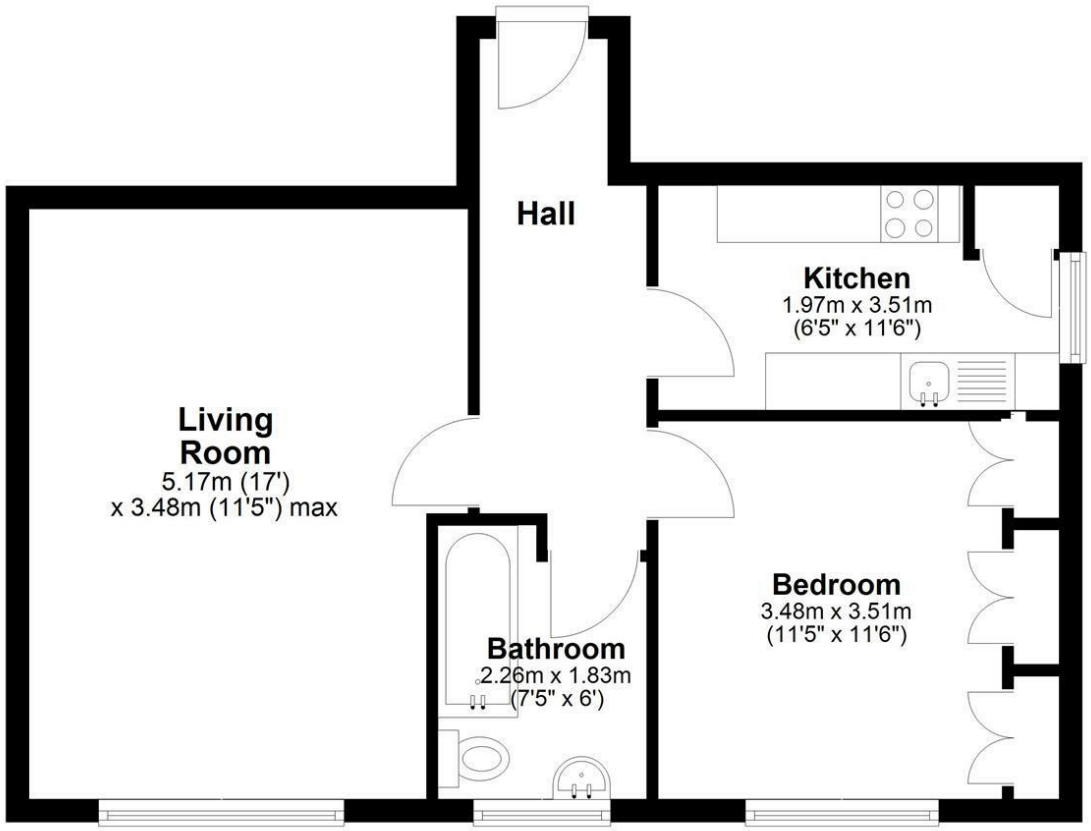
VIEWING
Viewing strictly by arrangement with the Agent's Head

Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Top Floor



Total area: approx. 49.1 sq. metres (528.8 sq. feet)