



**Connells**

Westborough Mews  
Maidstone



## Property Description

Situated within a modern and well-maintained development, this spacious two-bedroom first floor apartment offers contemporary living with the added benefit of communal gardens and allocated parking.

The accommodation comprises a bright and airy dual-aspect lounge/diner which flows seamlessly into a generously sized fitted kitchen, enjoying an abundance of natural light. The principal bedroom benefits from a fitted wardrobe and a modern en suite shower room, while the second bedroom is a further well-proportioned double. A stylish family bathroom serves the remainder of the property.

Further features include useful built-in storage and utility cupboards within the entrance hall, modern double glazing throughout and excellent insulation, contributing to an impressive energy efficiency rating.

Externally, residents enjoy access to attractive communal gardens, an allocated parking space and additional visitor parking within the development.

Conveniently located, the property offers excellent access to Maidstone town centre via nearby bus routes on Tonbridge Road or a short cycle ride away. Families will also appreciate the choice of highly regarded local primary schools within half a mile, all rated either Good or Outstanding by Ofsted.

Early viewing is highly recommended to fully appreciate all that this fantastic apartment has to offer.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

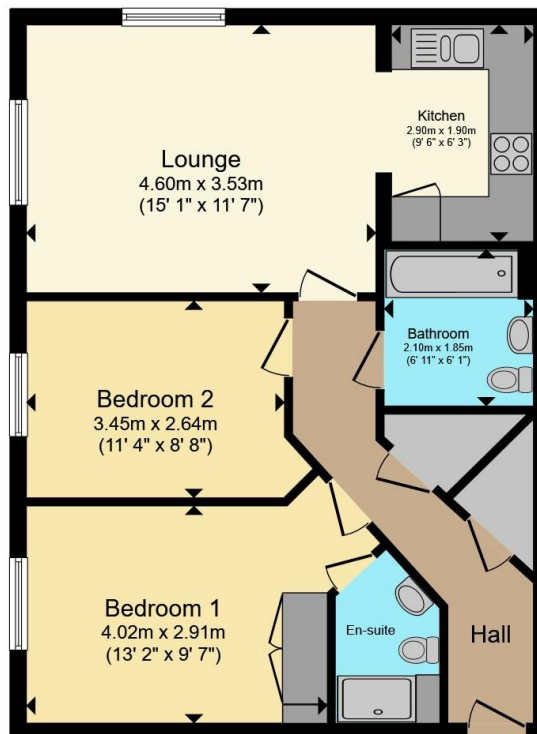
## Agents Note

This property is currently under shared ownership in conjunction with Urban Moves Housing Association who have criteria for any purchase. The advertised price is for the sellers 40% share. £435 per month is paid to the Housing Association as rent for the retained share. Service Charge is £82; Ground Rent is £0. Please contact with Urban Moves Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.









Total floor area 63.2 m<sup>2</sup> (680 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
MAIDSTONE ME14 1BS

EPC Rating: B

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408835](http://connells.co.uk/Property/MAI408835)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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