



Hart Street, Maidstone, Kent, ME16 8FB

Price £210,000



The property is situated in a sought after residential area close to Maidstone town centre. The immediate area has excellent local amenities. The county town provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises a beautifully presented two bedroom second floor apartment with spacious living accommodation benefiting from central heating and double glazing. The apartment offers two good sized bedrooms, a well-proportioned living room communicating through to the kitchen, together with a luxury bathroom. There is allocated parking. An internal inspection is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Leasehold. EPC Rating: B. Council Tax Band: D.



ACCOMMODATION

Communal staircase and lift leads from the reception area to ...

Second Floor Landing

Entrance door opens to ...

Reception Hall

Range of built-in storage cupboards.

Living Room 17'9 x 13'7 (5.41m x 4.14m)

A well-proportioned living area with double glazed double doors opening to Juliet balcony. Wide opening to ...

Well fitted Kitchen 10'8 x 8'1 (3.25m x 2.46m)

Range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with side drainer and cupboard under. Range of wall cupboards. Bosch stainless steel oven. 4-ring gas hob with extractor fan over. Plumbing for washing machine and dishwasher.

Bedroom One 15'4 9'10 (4.67m 3.00m)

A well-proportioned principal bedroom with double glazed window to rear elevation. Range of built-in wardrobe cupboards.

Bedroom Two 13'6 x 8'9 (4.11m x 2.67m)

Double glazed window to rear elevation.

Bathroom

Panelled bath with mixer tap, thermostatically controlled shower and shower screen. Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting.

EXTERNALLY

The property has an allocated parking space.

LEASE DETAILS


We understand there is approximately 108 years remaining on the current lease. Current monthly service charge £133.82.

VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

DIRECTIONS

Proceed over the River Medway towards the A26. Immediately turn left into Barker Road and continue on into Hart Street, where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

