



St Andrews Park, Tarragon Road, Maidstone, Kent, ME16 0WD

Price £220,000



**** AN EXCEPTIONALLY SPACIOUS AND WELL-PRESENTED TWO BEDROOM TOP FLOOR APARTMENT SITUATED ON THE EVER-POPULAR ST ANDREWS PARK DEVELOPMENT ****

Page & Wells are delighted to bring to the market this rarely available two bedroom apartment situated in this historic Grade II Listed building. The property boasts open plan living which includes a substantial 23' lounge/dining/kitchen, the kitchen comes with built-in appliances. There is an entrance hall with ample storage, two double bedrooms and a Jack & Jill bathroom. There is immense character throughout including high ceilings and sash windows. There are pleasant views over the communal gardens from the living area. Further benefits include a cycle store, allocated parking facilities and no forward chain implications. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D.



KEY FEATURES

- Two double bedrooms
- Jack & Jill bathroom
- Original features
- Open plan living
- Allocated parking
- Superbly maintained communal gardens
- No forward chain

ACCOMMODATION

Entrance Hall

Lounge/Dining/Kitchen 23' x 16'5 max (7.01m x 5.00m max)

Bedroom One 13' x 10'1 (3.96m x 3.07m)

Access to ...

Jack & Jill Bathroom

Bedroom Two 14'9 x 10'2 (4.50m x 3.10m)

EXTERNALLY

There are allocated parking facilities and superbly maintained communal gardens.

LEASE INFORMATION

We understand there are 973 years remaining on the lease. Annual service charge £3,041.48 (includes water rates). Reserve fund fee £250.00 per annum. Annual ground rent £100.00.

VIEWING

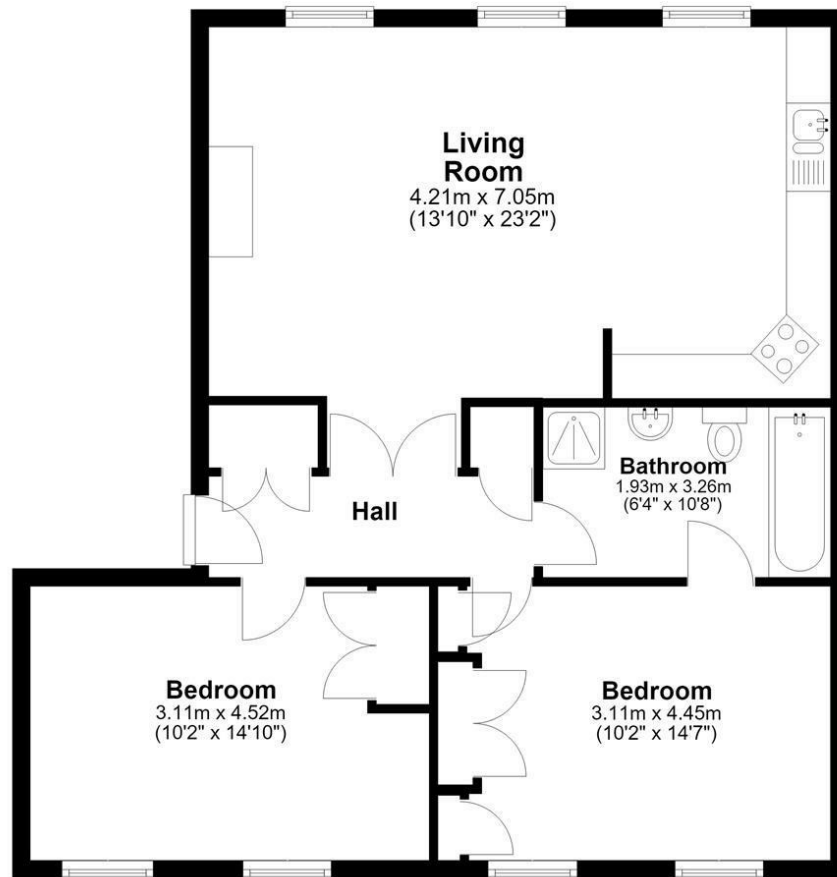
Viewing strictly by arrangements with the Agent's Head
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Second Floor



Total area: approx. 72.9 sq. metres (784.8 sq. feet)

