

28 Mostyn Road
Maidstone
ME14 5NY

Asking Price £225,000

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Description

Situated in a quiet cul-de-sac within the highly sought-after Vinters Park area, this well-maintained first floor maisonette offers spacious and comfortable accommodation in a convenient location, just a quarter of a mile from the town centre.

The accommodation comprises two generously sized double bedrooms, a spacious living room, fitted kitchen and bathroom, together with the added benefit of a private balcony and garage en bloc.

Ideally positioned within an established residential area, with local amenities and the town centre within easy reach, this property would make an excellent first-time purchase, investment opportunity or downsize.

Offered for sale with no forward chain, early viewing is highly recommended.

Agents' Note: The property is offered for sale with a new 125-year lease, with an annual ground rent of £158.

Location

Located on the sought after Vinters Park development with excellent selection of local amenities including shops providing for everyday needs, community centre and the adjacent Vinters Valley Nature reserve with 8 acres, educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some 3/4 of a mile distant and offers a comprehensive selection of amenities including two museums, theatre, county library, multi screen cinema and two railway stations connected to London. Mote Park is within 1/2 a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

B

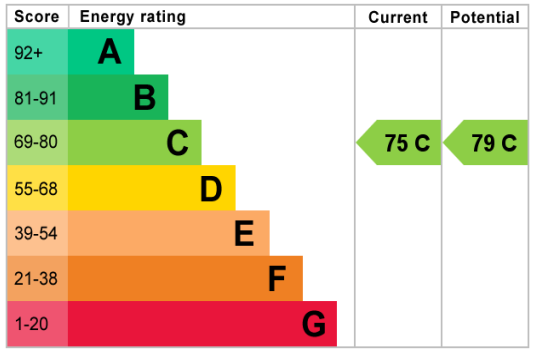
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

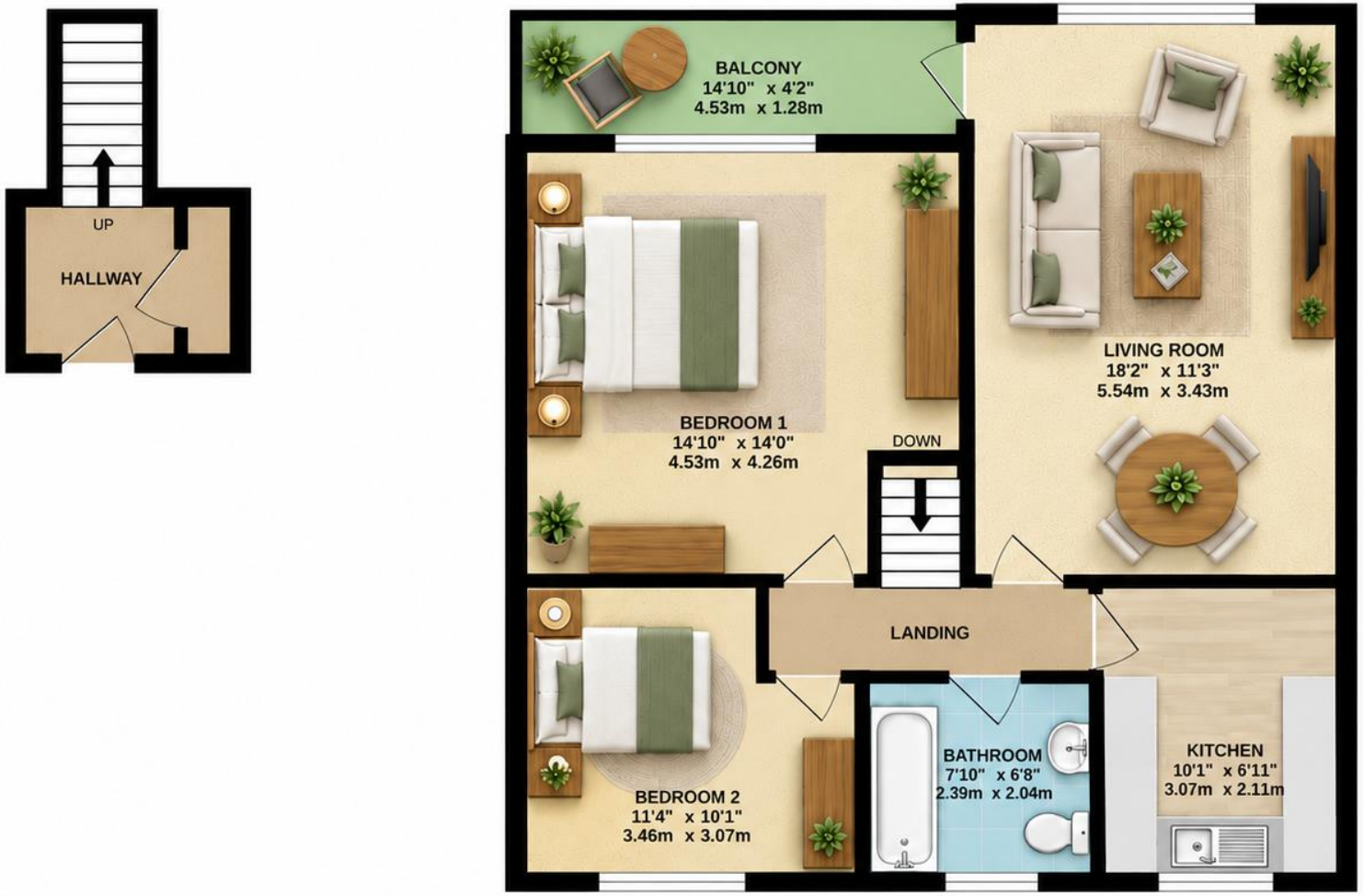






GROUND FLOOR
54 sq.ft. (5.0 sq.m.) approx.

1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.

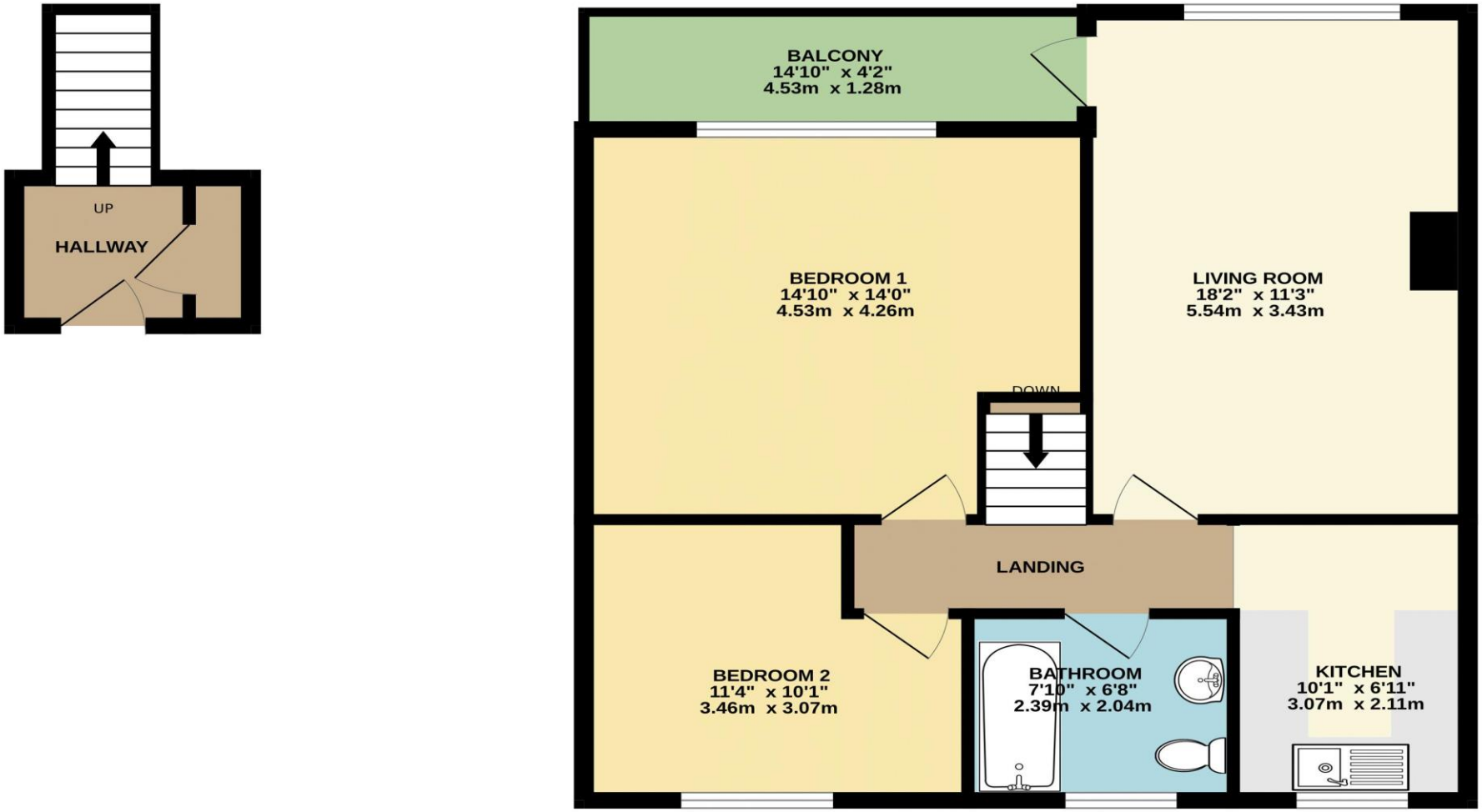


TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Ferris&Co

ON THE GROUND FLOOR

ENTRANCE

A UPVC double-glazed entrance door, built-in storage cupboard housing service meters and a staircase leading to the first floor.

ON THE FIRST FLOOR

LANDING

Access to roof space.

LIVING ROOM *18' 2" x 11' 3" (5.53m x 3.43m)*

A UPVC picture window to the front enjoys an easterly aspect, complemented by a UPVC double-glazed door opening onto a balcony with a wrought iron balustrade, also enjoying an easterly outlook. The room further benefits from a radiator.

KITCHEN *10' 1" x 6' 11" (3.07m x 2.11m)*

Fitted with a range of units complemented by granite-effect work surfaces, tiled splashbacks and wood-effect laminate flooring. A stainless steel one-and-a-half bowl sink with drainer and mixer tap, plumbing for a washing machine and a radiator. A UPVC double-glazed window to the rear enjoys a westerly aspect.

BEDROOM 1 *14' 10" x 14' 0" (4.52m x 4.26m)*

Featuring a deep recess, a UPVC picture window to the front enjoying a eastern aspect, and a radiator.

BEDROOM 2 *11' 4" x 10' 1" (3.45m x 3.07m)*

A further double bedroom featuring a UPVC window to the rear, enjoying a westerly aspect, and a radiator.

BATHROOM *7' 10" x 6' 8" (2.39m x 2.03m)*

Fitted with a white scalloped bathroom suite with chrome fittings, comprising a panelled bath with Mira electric shower, pedestal wash hand basin and low-level WC. Further benefits include tiled splashbacks, wood-effect laminate flooring, a radiator, built-in storage cupboard and a window to the rear.

OUTSIDE

The property benefits from a garage en bloc conveniently located nearby, together with a private, enclosed rear garden featuring a paved area, an Acer tree and fully fenced boundaries.

Directions

From Penenden Heath shopping parade proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, taking the third turning on the left into Claremont Road, right at the end of the road into Marston Drive, follow the road to the left and Mostyn Road will be found second turning on the right, the property being at the end of the road on the right hand side.

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