



Union Street, Maidstone, Kent, ME14 1JR

Price £87,500

**** BEAUTIFULLY PRESENTED FIRST FLOOR RETIREMENT APARTMENT ** LOUNGE OPENING TO KITCHEN ** SHOWER ROOM ** ONE BEDROOM ** WELL-MAINTAINED COMMUNAL GARDENS ** ON-SITE MANAGER ** 24-HOUR EMERGENCY PULL CORD SYSTEM ** NO FORWARD CHAIN ****

Page & Wells are delighted to bring to the market this beautifully presented first floor retirement apartment located in a prime position within walking distance of the town centre. Tastefully decorated throughout, the apartment offers a double bedroom with wardrobe cupboards, shower room and a dual aspect living room opening to the kitchen. The immaculately maintained communal gardens are a distinct feature of this very popular development and must be viewed to be appreciated. There are no forward chain implications and an internal viewing is highly recommended. Tenure: Leasehold. EPC Rating: C. Council Tax Band: B. Contact: PAGE & WELLS King Street Office 01622 756703.



FIRST FLOOR:

Living Room: 12'11 x 10'1 (3.94m x 3.07m)

Two double glazed windows to side. Double glazed window to front aspect. Electric Fireplace.

Kitchen: 8'3 x 6'2 (2.51m x 1.88m)

Range of wall and base units with work surface over. Cooker and washing machine to remain. Space for fridge/freezer. Double glazed window to side.

Shower Room

Tiled shower cubicle. WC. Wash hand basin.

Bedroom: 10' x 9' (3.05m x 2.74m)

Built in wardrobe cupboards. Storage heater. Double glazed window to side.

COMMUNAL FACILITIES:

Residents Lounge

Bookable Guest Suite

Well Maintained Communal Gardens

On-site Manager

24-hour Emergency Pull Cord System

LEASE DETAILS:

We understand from our client that there are 62-years

remaining on the lease. Service charge - approximately £262.66 per month

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	70	78
(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	

