



Wallis Place, Hart Street,  
Maidstone ME16 8FE  
Asking Price £210,000

COLES  
TOWN & COUNTRY  
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Nestled in the heart of Maidstone on Hart Street, this beautifully presented two-bedroom apartment offers a perfect blend of modern living and convenience. As you step inside, you are greeted by a spectacular living and dining room, characterised by its impressive double-height ceilings and an abundance of natural light streaming through the picture windows. This inviting space is ideal for both relaxation and entertaining.





**More Details:**

The apartment features a well-equipped modern kitchen, perfect for those who enjoy cooking and entertaining guests. The master bedroom boasts an ensuite bathroom, providing a private retreat for your comfort. A second bedroom offers versatility, whether for guests, a home office, or a child's room. There is also a modern and bright family bathroom.

Set within a secure complex, this property benefits from a balcony leading from the living room overlooking the communal gardens, providing a tranquil riverside setting to unwind and enjoy the outdoors. The location is truly exceptional, situated in the town centre and close to all essential amenities, local schools, and excellent travel links, including the high speed rail link, making it an ideal choice for professionals and families alike. There is also secure covered parking with a dedicated space for the apartment.

This apartment is not just a home; it is a lifestyle choice, offering both comfort and convenience in a vibrant community. Do not miss the opportunity to make this stunning property your own.

**Lease Information:**

980 Years Remaining

£225 Ground Rent

£1652 Service charge per annum

**Disclaimer**

All dimensions are approximate and any floor plans are for guidance purposes only. References to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavour to make our sales particulars as accurate as possible, all interested parties must themselves verify their accuracy.









## Energy performance certificate (EPC)

158 Wallis Place Hart Street MAIDSTONE ME16 8FE	Energy rating <b>C</b>	Valid until: <b>1 August 2035</b>
		Certificate number: <b>3135-5328-9500-0222-3206</b>

Property type	Top-floor flat
Total floor area	59 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

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## Location Map

