



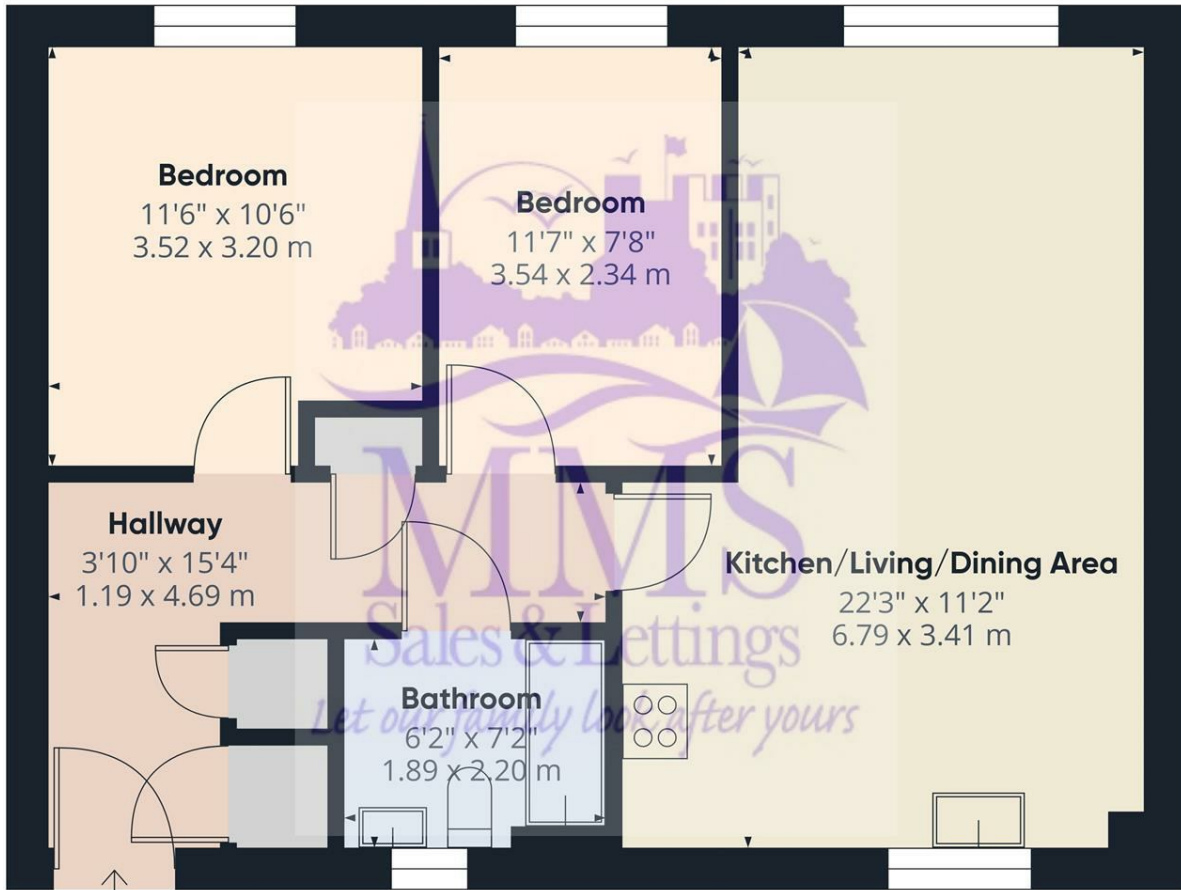
## SHARED OWNERSHIP Flat 1, 2 Broke Wood Way, Maidstone, ME16 9FA

SHARED OWNERSHIP - Nestled in the desirable area of Broke Wood Way, Maidstone, this modern two-bedroom ground floor flat offers a perfect blend of comfort and convenience. Built in 2019, the property spans an impressive amount of square footage, providing ample space for both relaxation and entertaining. Upon entering, via the inviting hallway, you are greeted by a bright and airy kitchen lounge diner, designed with contemporary living in mind. The large windows allow natural light to flood the space, creating a warm and serene atmosphere. The flat features two well-proportioned double bedrooms, ideal for families, couples, or individuals seeking extra space. There is also a family bathroom, thoughtfully designed for practicality and style. The property benefits from a secure communal entrance with a door entry system, ensuring peace of mind for residents. Externally, you will find allocated parking, along with additional visitor spaces, making it convenient for guests. For those who enjoy cycling, there is access to a communal bike shed. With an EPC rating of B, this flat is energy efficient, and the council tax band C ensures reasonable costs for residents. The lease has an impressive 993 years remaining, service charge is £2393 annually £20.83 ground rent, making this property an attractive option for potential buyers. Location is key, and this flat excels in that regard. It is ideally situated for easy access to Maidstone Hospital and a variety of schools catering to all ages, including grammar schools. Furthermore, a short drive will take you to Maidstone town centre and the train station, providing excellent transport links. This modern flat in Maidstone is a fantastic opportunity for those seeking a stylish and convenient home in a vibrant community.

100% SHARE AVAILABLE, PERCENTAGE IS 35%. RENT £456 PER MONTH. SERVICE CHARGE £199.41 PER MONTH. VALUE OF 35% SHARE IS £84,000 FULL PRICE £240,000

- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- OPEN-PLAN KITCHEN LOUNGE DINER
- SHARED OWNERSHIP
- 993 YEARS REMAINING ON LEASE
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- GROUND RENT £20.83 PM
- SERVICE CHARGE £199.41 PM

**£84,000**



Approximate total area<sup>m</sup>  
650 ft<sup>2</sup>  
60.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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