



**8 Russet Court, Coxheath, Maidstone, Kent, ME17 4PQ**  
**Price £120,000**



**\*\*\*NO FORWARD CHAIN\*\*\*SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SITUATED IN A SOUGHT AFTER RETIREMENT COMPLEX WITH IN WALKING DISTANCE OF LOCAL AMMENTIES INCLUDING DOCTORS SURGERY, LLOYDS PHARMACY AND LONDIS**

Situated in the popular village of Coxheath this wonderful apartment is in walking distance of a range of local amenities whilst only a short drive to the Maidstone Town Centre with further shopping and social facilities. A regular bus service is offered to the town centre running approximately every 20 minutes.

Occupancy of the first floor apartment is to those aged 55 and over and offers spacious accommodation with an entrance hall, front door, two double bedrooms, bathroom, large living area and fitted kitchen. The complex has on site parking and communal gardens as well as an onsite manager and each property has an emergency lifeline system.

If you are on the market for a fabulous two bedroom retirement apartment then call Page & Wells Loose Office on 01622 746273 and book your viewing today.



## GROUND FLOOR:

### Entrance Hall

Stairs and stair lift up to ...

## FIRST FLOOR:

Front door to No. 8 into ...

### Lounge/Diner: 18'6 x 11'6 (5.64m x 3.51m)

Two double glazed windows to front. Fan/light. Ceiling light. Two electric storage heaters. Entry phone.

### Kitchen: 7'6 x 10' (2.29m x 3.05m)

Range of wall and base units with work surfaces. Built-in double oven with electric hob. Stainless steel sink with cupboards under. Washing machine. Fridge/freezer. Further fridge. Small window to side.

### Bathroom

Panelled bath with shower attachment. Pedestal wash hand basin. Low-level w.c. Part tiled walls. Mirror and light. Dimplex wall heater.

### Bedroom 1: 10' x 12' (3.05m x 3.66m)

Double glazed window to rear. Range of wardrobe cupboards. Storage heater.

### Bedroom 2: 10' x 9'6 (3.05m x 2.90m)

Double glazed window to rear. Storage heater.

## EXTERNALLY:

There are communal parking bays and garden.

## LEASE DETAILS:

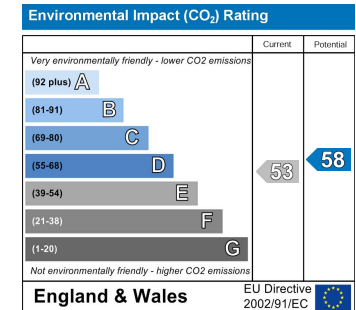
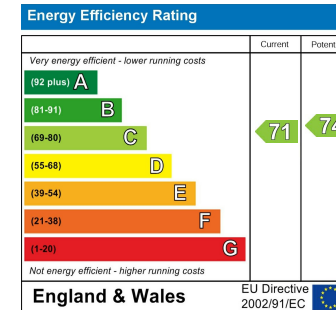
99-year lease from 1987. Ground rent is £25 per annum for the first 33-years. For each succeeding period of 33-years the ground rent will increase by £5 per annum.

Service charge approximately £2,990 per annum.

## VIEWING

Viewing strictly by arrangements with the Agent's Head Office - Apartments Team:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 625130

## EPC Ratings



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





