



Leander Heights, Mill Wood, Maidstone, ME14 2FS
Price £270,000

NO FORWARD CHAIN Situated on the seventh floor of the highly regarded Springfield Park development, this contemporary apartment is just 2.5 years old and finished to an exceptional standard throughout. Leander Heights is conveniently located approximately one mile from Maidstone town centre, home to The Mall and Fremlin Walk shopping centres. Further amenities include the riverside Lockmeadow Centre with its multiplex cinema, bowling alley, restaurants, and the town's popular market. Maidstone also offers a wide selection of pubs, bars, and restaurants.

The apartment features a generous open-plan living and dining area, ideal for both entertaining and everyday living. This space opens directly onto a large private balcony, offering elevated views across Maidstone perfect for morning coffee or relaxing in the evening.

The modern kitchen is fitted with light grey high-gloss units and a full range of integrated appliances, including a washer/dryer, dishwasher, fridge/freezer, oven and hob, complemented by an instant boiling and filtered water tap.

There are two well-proportioned double bedrooms, both benefiting from ceiling fans and ensuite facilities. The principal bedroom includes a built-in wardrobe and a sleek ensuite shower room with a double walk-in shower. The second bedroom is also served by an ensuite bathroom with a shower over bath.

Additional features include modern electric heating, excellent energy efficiency, a secure video entry system, and lift and stair access to all floors. The property also benefits from secure underground parking for one vehicle, secure bicycle storage, and access to a private residents' rooftop garden with panoramic views across Maidstone.

This fabulous property will generate plenty of interest so do not delay and call Page and Wells Loose Office today and book your viewing to avoid missing out.



Lounge/Kitchen 20'0" x 18'2" (6.12m x 5.55m)

Bedroom 1 15'1" x 10'7" (4.61m x 3.24m)

En-Suite

Bedroom 2 15'1" x 9'9" (4.61m x 2.98m)

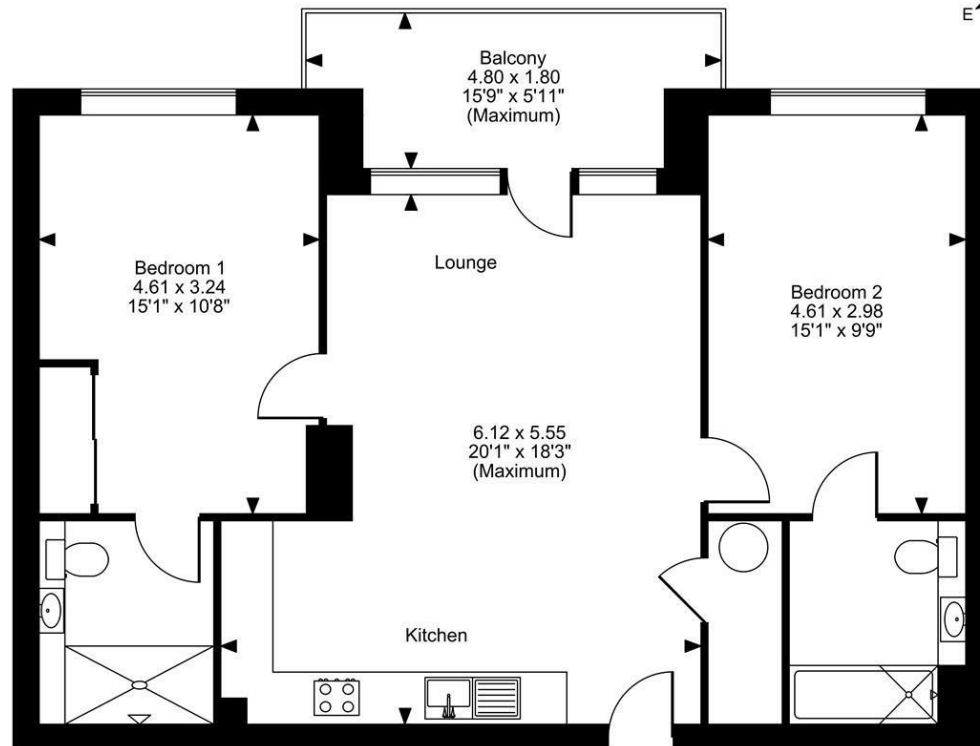
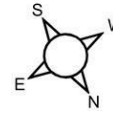
En-Suite

Balcony 15'8" x 5'10" (4.80m x 1.80m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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	

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 whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Leander Heights, Mill Wood, Maidstone
Approximate Gross Internal Area
767 Sq Ft/71 Sq M
Balcony external area = 80 Sq Ft/7 Sq M



Seventh Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8677133/SAP

