



**Queen Anne Road, Maidstone, Kent, ME14 1ER**  
**Offers In The Region Of £90,000**





**\*\* SPACIOUS TWO BEDROOM RETIREMENT APARTMENT \*\* NO FORWARD CHAIN \*\* LOUNGE \*\* KITCHEN \*\* WET ROOM \*\* COMMUNAL GARDENS \*\* VIEWING HIGHLY RECOMMENDED \*\***

Page & Wells are delighted to bring to market this spacious two bedroom retirement apartment situated in the popular Friars Court development. The complex benefits from a communal lounge, communal laundry facilities and an on-site warden. There are barrier controlled parking facilities on a first come, first served basis and a communal garden for the residents to enjoy. The spacious and well-presented apartment comprises two bedrooms, lounge, kitchen and wet room. The development itself is within easy walking distance of Maidstone town centre, where there is a wide range of shopping, educational and social facilities. Contact: PAGE & WELLS King Street Office on 01622 756703.

EPC Rating: B  
Council Tax Band: D  
Tenure: Leasehold



## ACCOMMODATION

Lounge

Kitchen

Bedroom One

Bedroom Two

Wet Room

## CHARGES

We understand that a 125 year lease was granted in 1988.

Current annual service charge: £5,052.90.

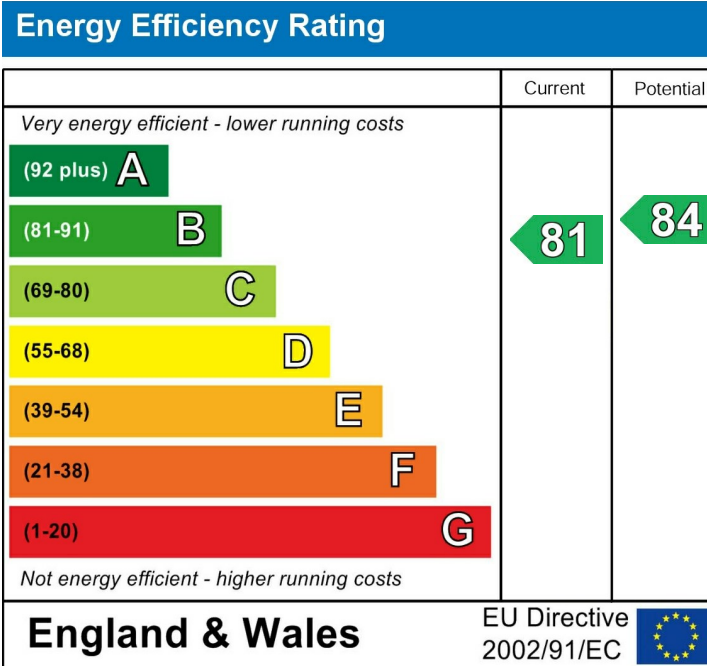
Current annual ground rent: £562.38.

## AGENT'S NOTE

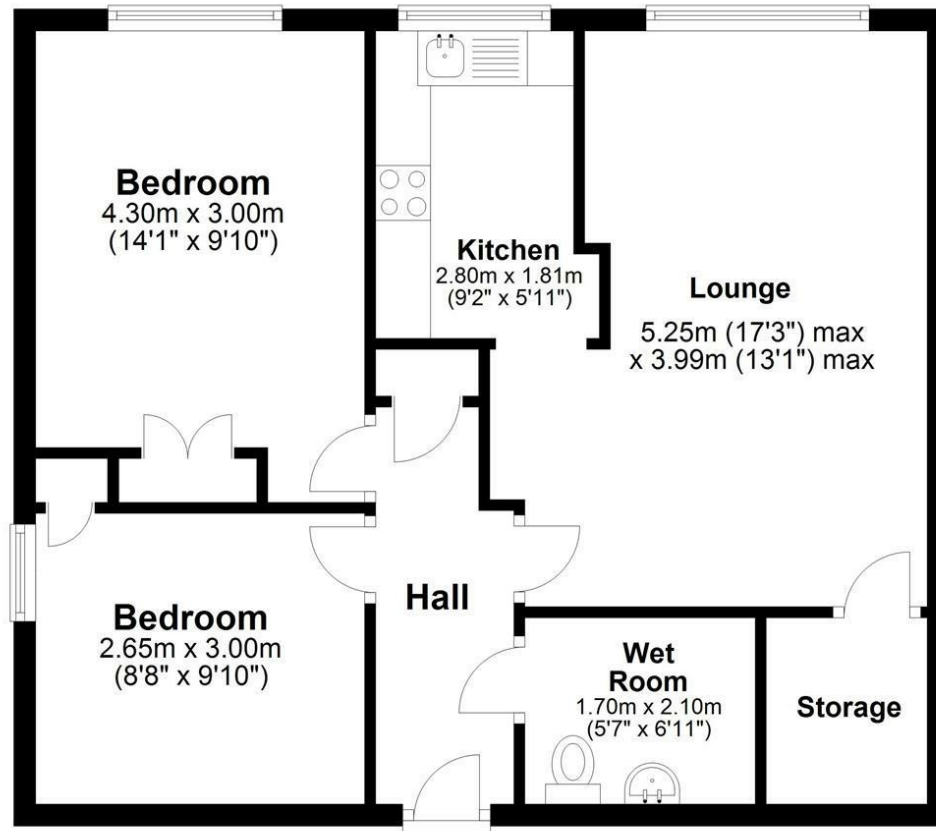
The apartment is subject to an age restriction, the residents must be 60 years or over (partners can be 55 years and above).

## VIEWING

Viewing strictly by arrangements with the Agent's Head  
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.



## Second Floor



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

