



**3 Matterdale Gardens, Barming, Maidstone, Kent, ME16 9HW**  
**Price £282,000**



**\*\*SOUGHT AFTER RETIREMENT DEVELOPMENT\*\*.** **\*\*DOUBLE GLAZED CONSERVATORY\*\*.** **\*\*GARAGE AND VISITOR PARKING\*\*.** **\*\*POPULAR BARMING LOCATION\*\*.** **\*\*NO FORWARD CHAIN\*\*.** **\*\*FITTED STAIR LIFT\*\*.**

Page & Wells are delighted to bring to the market this well presented larger than average two bedroom terraced home situated on this small retirement development on the periphery of Barming. The development itself comprises a small number of well maintained cottages and bungalows available for people of retirement age, the site having resident manager. The development has its own clubhouse and there is a 24-hour emergency pull cord system within the property. There is a post office/mini market and The Bull restaurant opposite the development.

The property comprises a spacious lounge with a bay window to the front, double doors opening to the dining room. The ground floor also features a double glazed conservatory, shower room, kitchen and entrance hall. On the first floor the master bedroom benefits from fitted wardrobes as does the slightly smaller second bedroom, together with a first floor bathroom. Further benefits include double glazed windows throughout, two thick layers of roof insulation, emergency care pull cords on both floors and a security burglar alarm. There is a small courtyard garden to the rear, garage located directly opposite the property with visitor parking available. The development is well placed for local amenities and there is a bus stop close by providing travel to Maidstone town centre. Internal viewing is highly recommended. EPC rating: C. Contact: PAGE & WELLS King Street office 01622 756703.



## GROUND FLOOR:

Front entrance door to ...

### Entrance Hall

The front door is accessible to wheel chairs.  
Staircase to first floor with fitted stair lift. Radiator.

### Lounge: 14' x 10'4 (4.27m x 3.15m)

Double glazed bay window to front. Radiator.  
Ornamental fireplace. Double doors opening to ...

### Dining Room: 11'8 x 81 (3.56m x 24.69m)

Double glazed window to rear. Radiator. Double glazed door opening to ...

### Conservatory: 9'6 x 8'9 (2.90m x 2.67m)

Double glazed door opening to the garden.

### Kitchen: 8'9 x 8'4 (2.67m x 2.54m)

Range of wall and base units with work surface over.  
Inset hob, built in oven. Space and plumbing for washing machine. Double glazed window to rear.  
Wall mounted boiler.

### Shower Room

Tiled shower cubicle. WC. Wash hand basin.  
Radiator.

## FIRST FLOOR:

### Landing

Access to insulated loft space. Airing cupboard.  
Storage cupboard.

### Principal Bedroom: 17'3" x 12'0" (maximum including wardrobe) (5.26m x 3.68m (maximum including wardrobe))

Two double glazed windows to front. Fitted wardrobe cupboards. Radiator.

### Bedroom 2: 13'8 x 9'11 (4.17m x 3.02m)

Fitted wardrobe cupboards. Double glazed window to rear. Radiator.

### Shower Room

Large tiled shower cubicle. Wash hand basin. WC.  
Radiator. Frosted double glazed window to rear.

## EXTERNALLY:

Small storage cupboard housing the electricity meter. A SINGLE GARAGE directly opposite the property with power and light. There is a small front garden maintained by the service contractor and a small low maintenance rear garden.

## LEASE DETAILS:

We understand that a 125-year lease was granted in 1991. There is a current annual service charge of £3,364. The minimum age requirement is 55-years.

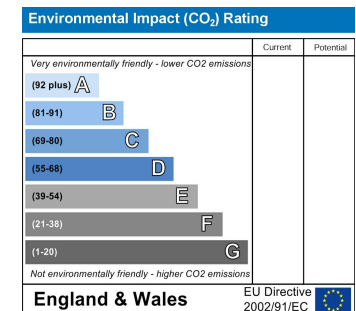
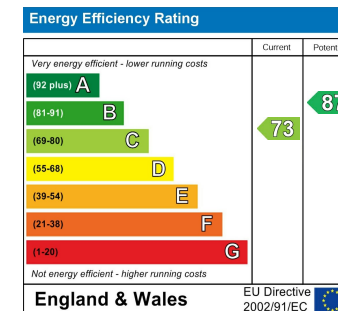
## AGENT'S NOTE:

The property is in council tax band 'E'. There is an exit fee of ¼% of the purchase price x the number of years of ownership.

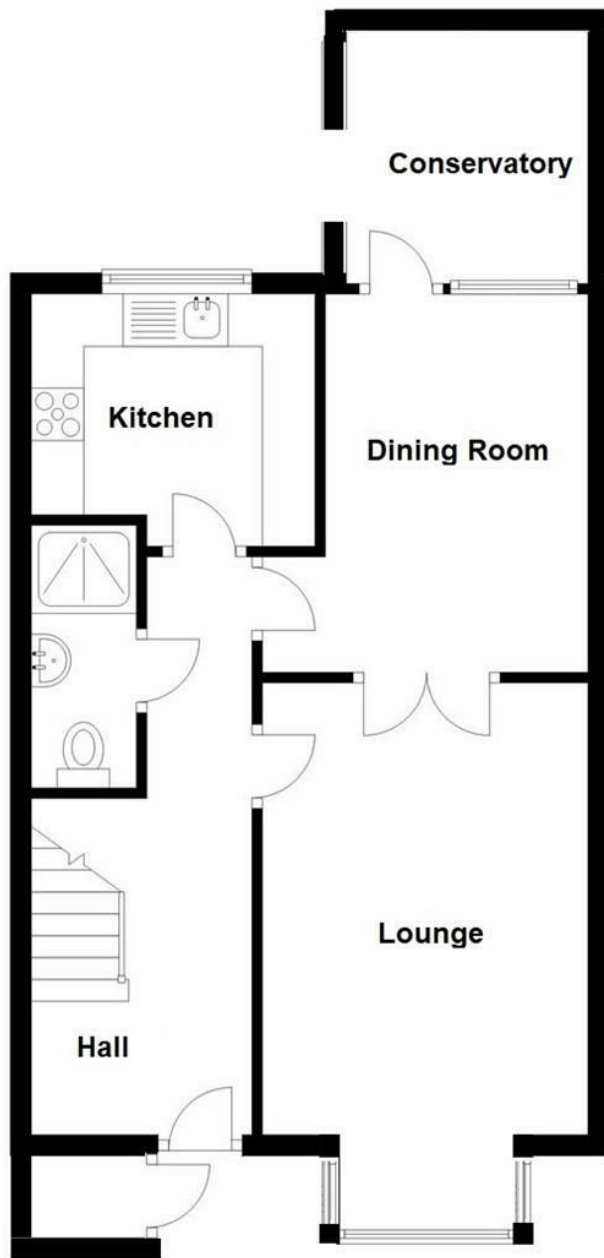
## VIEWING:

Viewing strictly by arrangements with the Agent's Head Office:

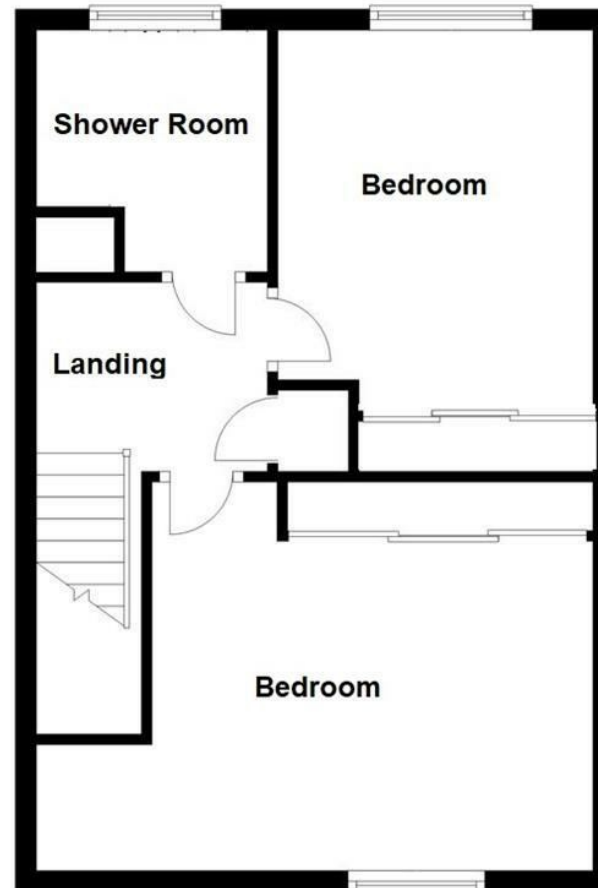
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**Ground Floor**



**First Floor**

