



Union Street, Maidstone, Kent, ME14 1JR

Price £117,500





**\*\* EXTENDED LEASE \*\* NO FORWARD CHAIN \*\* SPACIOUS AND WELL-PRESENTED GROUND FLOOR APARTMENT SITUATED IN A SECURE RETIREMENT COMPLEX FOR THE OVER 60's \*\***

The property offers a spacious lounge, modern shower room, kitchen, entrance hall and double bedroom. In addition, there is a large walk-in storage cupboard, telephone entry and alert call system, which is remotely monitored outside of the managers working hours. The immaculately maintained communal gardens are a distinct feature of this development and must be viewed to be appreciated. The complex is within walking distance of the town centre where an extensive range of amenities can be found. There are no forward chain implications and an internal viewing is highly recommended. Contact: PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: C. Council Tax Band: B.



## LOCATION & PROPERTY INFORMATION

Situated in a secure retirement development complex for the over 60's, within walking distance of Maidstone town centre.

## KEY FEATURES

- Extended lease
- 24-hour emergency pull cord system
- On-site manager
- Laundry room
- Residents lounge
- Bookable guest suite
- Well-maintained communal gardens

## ACCOMMODATION

Lounge: 18'1 x 9'10 (5.51m x 3.00m)

Kitchen: 8'2 x 5'6 (2.49m x 1.68m)

Bedroom: 11'6 x 8'7 (3.51m x 2.62m)

## Shower Room

## EXTERNALLY

The immaculately maintained communal gardens are a distinct feature of the development.


## LEASE DETAILS

There are 149 years remaining on the current lease.  
Current annual service charge £3,151.92.

## VIEWING

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor

