



**Flat 26, William Shipley House Knightrider Street, Maidstone, Kent, ME15 6XD**  
**Price Guide £185,000 - £195,000**

PRICE GUIDE : £185,000 - £195,000. A MOST SOUGHT AFTER AND BEAUTIFULLY PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT SITUATED IN A CENTRAL POSITION IN MAIDSTONE. IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.

The apartment offers excellent open plan living space and features a spacious lounge incorporating a kitchen area, two good size bedrooms and a modern bathroom. There is the added benefit of allocated parking facilities and no forward chain implications. Internal viewing is highly recommended. In the agent's opinion this would make an ideal first time purchase or buy to let investment. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D

Council tax band: C

Tenure: leasehold



**LOCATION**

Situated centrally in Maidstone town centre within close proximity of all amenities.

**PROPERTY INFORMATION**

26 William Shipley House offers excellent open plan living accommodation and is well presented throughout

**KEY FEATURES**

No forward chain

Two bedrooms

Open plan lounge incorporating a kitchen area

Lifts to all floors

Viewing highly recommended

Allocated parking space

**ROOMS**

**Lounge/Kitchen:** 18'10 max x 18'2 max (5.74m max x 5.54m max)

**Bedroom 1:** 13'2 to wardrobes x 6'8 (4.01m to wardrobes x 2.03m)

**Bedroom 2:** 11'2 x 10'7 (3.40m x 3.23m)

**Modern Bathroom**

**EXTERNALLY**

We understand the property benefits from an allocated parking space

**LEASE DETAILS**

125-year lease granted 1st April 2015. Ground rent - £340 per annum. Service charge £1,500 - £1,000 per annum.

**VIEWING**

Viewing strictly by arrangements 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) A		
(81-91) B		
(69-80) C	66	66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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