



**Matterdale Gardens, Barming, Maidstone, Kent, ME16 9HW**

**Price £325,000**



**\*\* A WELL-PRESENTED TWO BEDROOM RETIREMENT BUNGALOW SITUATED ON THE EVER-POPULAR MATTERDALE GARDENS DEVELOPMENT \*\* NO FORWARD CHAIN \*\***

Page & Wells are delighted to bring to the market this spacious and well-maintained two bedroom bungalow which features an entrance porch, entrance hall, lounge, conservatory, kitchen, principal bedroom with en-suite shower room, further bedroom and bathroom. There is a low maintenance garden to the rear, pleasant communal gardens and a garage located opposite the property.

The property is well placed for all local amenities. The development has its own clubhouse, and 24-hour emergency pull cord system within the property. There is a Post Office/mini-market and The Bull pub/restaurant opposite the development. An internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: Awaiting. Council Tax Band: E.



### KEY FEATURES

- No forward chain
- Retirement bungalow
- Principal bedroom with en-suite shower room
- Garage
- Conservatory
- Low maintenance rear garden

### ACCOMMODATION

#### Entrance Porch

#### Entrance Hall

Lounge 18'7 x 12'5 max (5.66m x 3.78m max)

Conservatory 7'5 x 7' (2.26m x 2.13m)

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

Bedroom One 11'9 x 11' (3.58m x 3.35m)

- En-suite Shower Room

Bedroom Two 11'1 x 9'1 (3.38m x 2.77m)

#### Bathroom

### EXTERNALLY

There is a low maintenance garden to the rear with shrubs to borders. There are well-maintained communal gardens and a garage located opposite the property.

### LEASE DETAILS

125-year lease granted 6th November 1991. We understand the current service charge to be in the region of £300.00 per month.

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

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AWAITING  
FLOOR PLAN

