



Queen Anne Road, Maidstone, Kent, ME14 1ER

Price £110,000



**** SERVICE CHARGE CONTRIBUTION AVAILABLE (subject to terms) **SPACIOUS TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT**.** ****NO FORWARD CHAIN**.** ****LOUNGE**.** ****KITCHEN**.** ****UPDATED SHOWER ROOM**.** ****COMMUNAL GARDENS**.** ****VIEWING HIGHLY RECOMMENDED****

Page & Wells are delighted to bring to the market this spacious first floor two bedroom apartment in the popular Friars Court retirement complex. The development benefits from a communal lounge, communal laundry facilities and on-site warden. There are barrier controlled parking facilities on a first come first served basis and communal gardens for the residents to enjoy.

The spacious and well presented apartment comprises two bedrooms, lounge, kitchen and updated shower room. The development is within walking distance of Maidstone town centre where there is a wide range of shopping, educational and social facilities. EPC rating: B. Contact: PAGE & WELLS King Street office 01622 756703.



FIRST FLOOR:

Front entrance door to ...

Entrance Hall

Emergency intercom. Built in cupboard.

Lounge: 17'1 x 11'10 (5.21m x 3.61m)

Attractive fireplace. Electric night storage heater.
Emergency pull cord. Airing cupboard.

Kitchen: 8'10 x 5'11 (2.69m x 1.80m)

Range of wall and base units with work surface over.
Inset hob, built in oven, extractor hood. Fridge and freezer.

Bedroom 1: 14'1 x 9'10 (4.29m x 3.00m)

Double glazed window. Electric heater. Built in double wardrobe.

Bedroom 2: 9'10 x 8'7 (3.00m x 2.62m)

Double glazed window to side. Electric heater.
Wardrobe cupboard.

Shower Room

LEASE DETAILS

We understand that a 125-year lease was granted in 1988. Service charge and ground rent - to be confirmed.

AGENT'S NOTE

The apartment is subject to age restriction, 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

