



**Neath Court, Northumberland Road, Maidstone, Kent, ME15 7JS**

**Price Guide £155,000**





PRICE GUIDE : £155,000 - £165,000. **\*\*NO FORWARD CHAIN\*\***. A ground floor one bedroom purpose built maisonette situated in a popular and established residential location convenient for Maidstone town centre. Locally, there is a parade of shops within a quarter of a mile. The well planned accommodation comprises entrance porch, lounge, kitchen, hallway, one double bedroom and bathroom. The property has recently been re-decorated and benefits from a newly fitted kitchen & new electric heaters. There are well maintained communal grounds, and an allocated parking space. Viewing is thoroughly recommended. Contact PAGE & WELLS Maidstone office 01622 756703.





## PROPERTY INFORMATION

EPC rating: D  
Council tax band: B  
Tenure: leasehold - share of the freehold

### Entrance Porch

Lounge 13'6" x 11'3" (4.11 x 3.43)

Recently Installed Kitchen 10'0"x 4'9" (3.05x 1.45)

### Inner Hall

Two built-in storage cupboards.

Bedroom 11'9" x 10'0" (3.58 x 3.05)

### Bathroom

### Externally

The property benefits from one allocated parking space located nearby. There are attractive and well maintained communal gardens, which are predominantly laid to lawn with established shrubs


### Lease Details

Length of lease – 999-years granted 24 June 1986  
Share of freehold  
Peppercorn ground rent  
Service charge - approximately £650 per annum

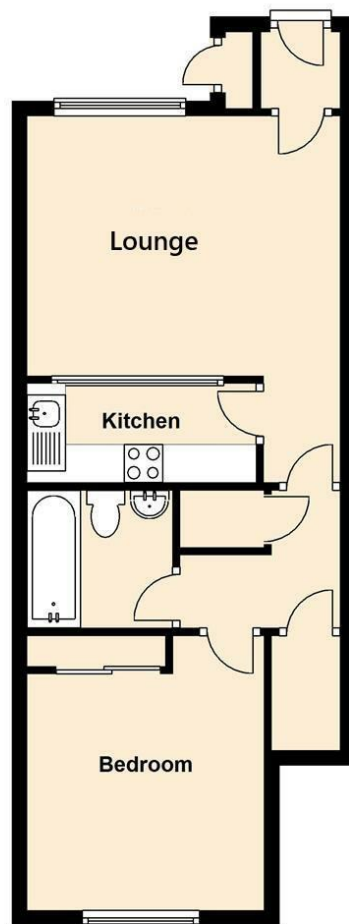
## VIEWING

Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703  
Email : sales@page-wells.co.uk

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	67	
(55-68) <b>D</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



Total area: approx. 42.4 sq. metres (456.0 sq. feet)

