



**Stockbury House, Marigold Way, Maidstone, Kent, ME16 0ZE**

**Guide Price £215,000**



\*\*\* GUIDE PRICE £215,000 - £235,000 \*\*\*

\*\*\* A BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT SITUATED ON THIS MOST SOUGHT AFTER DEVELOPMENT, WITHIN WALKING DISTANCE OF MAIDSTONE HOSPITAL & REPUTABLE SCHOOLS \*\*\*

Page & Wells are delighted to bring to the market this stunning apartment which has so much to offer. The property features two double bedrooms (one of which benefits from an en-suite shower room), a modern bathroom & a large open plan lounge/kitchen/diner. There are high ceilings throughout & feature floor to ceiling windows. Further benefits include allocated parking facilities, well maintained communal gardens & newly laid carpets in the entrance hall & lounge/dining area. There are no forward chain implications & internal viewing is highly recommended. Contact Page & Wells on 01622 756703



### Property Information

EPC Rating : B  
Tenure: Leasehold  
Council Tax Band : C

### Location

Situated on this sought after residential development within walking distance of Maidstone hospital & Barming railway station. Reputable schools are also close-by.

### Key Features

- \* Two Double Bedrooms
- \* En-suite Shower Room
- \* Large Open Plan Lounge/Kitchen/Diner
- \* No Forward Chain
- \* Modern Bathroom
- \* Pleasant Communal Gardens
- \* Allocated Parking

### Rooms

#### First Floor

#### Entrance Hall

Lounge/Kitchen/Dining Room 19'10 maximum x 18'6 (6.05m maximum x 5.64m)

Bedroom One 15'9 x 8'10 (4.80m x 2.69m)

En-Suite Shower Room

Bedroom Two 14'9 x 10'6 (4.50m x 3.20m)

Bathroom

### Externally

There are allocated parking facilities & well maintained communal gardens.

### Lease Details

Lease Remaining - Approximately 105 years (awaiting confirmation)  
Ground Rent - £200  
Service Charge - £2167.69 (2025)

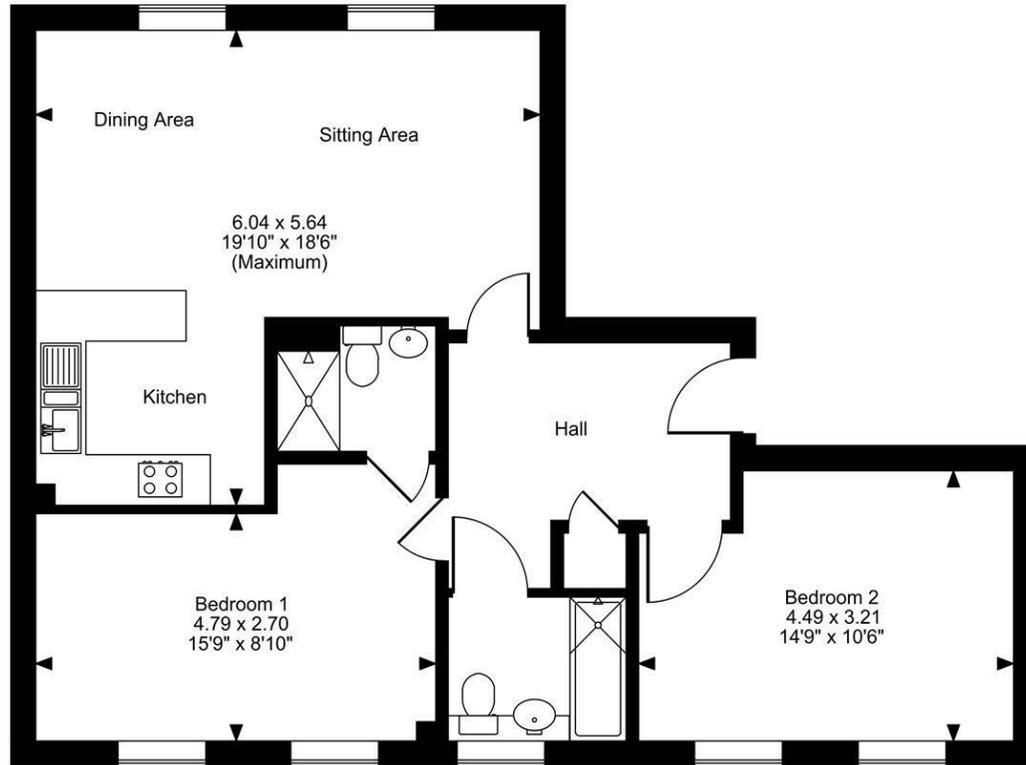
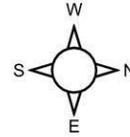
### Viewing

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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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**Stockbury House, Marigold Way, Maidstone, Kent**  
Approximate Gross Internal Area  
782 Sq Ft/73 Sq M



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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