



The Orpines, Wateringbury, Maidstone, Kent, ME18 5FA

Price £135,000

The property is situated in a peaceful setting on the outskirts of the popular village of Wateringbury, which lies about 4-miles to the west of the county town. The village has excellent local amenities, Maidstone itself providing a wide range of shopping, educational and social facilities.

The apartment is situated on the lower ground floor and has a lovely small private courtyard garden. The property comprises a beautifully presented one bedroom retirement apartment with a useful area providing study/occasional bedroom within. The apartment benefits from central heating and double glazing. The Orpines offers special facilities including a restaurant, assisted spa bath, communal lounge, activity room, hair/manicure salon, and there are delightful communal gardens surrounding the complex. There is an age restriction of 55 and over. No forward chain. An internal inspection of this quality apartment is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703. EPC Rating: B. Council Tax Band: D. Tenure: Leasehold.



ACCOMMODATION

Communal entrance door to ...

Communal Reception Hall

Both stairs and lift to the apartment. Entrance door to Flat 16 ...

Reception Area: 19'10 x 7'10 max (6.05m x 2.39m max)

An area suitable for a study or occasional bedroom.

Inner Hall: 14'5 x 5' (4.39m x 1.52m)

Cupboard concealing Vent-Axia boiler providing hot water and central heating. Further storage cupboard.

Lounge: 13'4 x 11'10 (4.06m x 3.61m)

Double glazed window. Double glazed door to garden. Two wall light points.

Kitchen: 13'7 x 7'1 (4.14m x 2.16m)

The kitchen area has an excellent range of work surfaces with cupboards and drawers under. Inset single drainer stainless steel sink unit with cupboard beneath. Integrated washing machine, dishwasher and fridge/freezer. Built-in Bosch oven. 4-ring ceramic hob with extractor fan over. Range of wall cupboards. Inset ceiling lighting.

Bedroom: 18'6 x 9'1 (5.64m x 2.77m)

Range of full length wardrobe cupboards. Double glazed window overlooking the courtyard garden.

Wet Room:

Low-level WC. Wash hand basin. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Extractor fan. Inset ceiling lighting. Part tiled walls. Wall mirror.

EXTERNALLY

The property benefits from its own private courtyard garden. There are communal gardens surrounding the complex and communal parking.

LEASE DETAILS

125-year lease granted in 2021. We understand from our client that the service charge is £682.24 per month.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed to Teston. Just prior to the village turn right into The Orpines.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

