



Marsham Street, Maidstone, , ME14 1BT

Guide Price £135,000 - £145,000



**\*\* GUIDE PRICE: £135,000 - £145,000 \*\* BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT \*\* SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO COMMUNAL GARDENS \*\* MODERN KITCHEN AND SHOWER ROOM \*\***

Page & Wells are delighted to bring to the market this spacious and exceptionally well-presented two bedroom ground floor apartment located in the Hengist Court retirement development for residents over 60 years of age. The development benefits from a communal lounge, communal laundry facilities and an on-site manager.

The accommodation comprises two bedrooms, living room with double glazed door providing direct access to the communal gardens, modern kitchen and shower room. Hengist Court is within walking distance of the town centre where there is a wide range of shopping, educational and social facilities. There is convenient access to the M20 motorway providing fast travel to London and the Kent coast. Tenure: Leasehold. EPC Rating: C. Council Tax Band: D. Contact Page & Wells King Street Office on 01622 756703.



## KEY FEATURES

- Ground floor retirement apartment
- Two bedrooms
- Spacious lounge with direct access to communal gardens
- Modern kitchen and shower room
- No forward chain

## ACCOMMODATION

### Entrance Hall

Lounge 15'9 x 10'8 (4.80m x 3.25m)

Modern Kitchen 7'4 x 7' (2.24m x 2.13m)

Bedroom One 12'1 x 9'3 (3.68m x 2.82m)

Bedroom Two 12' x 9'3 (3.66m x 2.82m)

### Modern Shower Room

## EXTERNALLY

There are well-maintained communal gardens, which are accessed directly from the lounge.


## LEASE DETAILS

125-year lease with 89 years remaining. We understand from our clients the service charge is £2,405.45 per annum and ground rent is £536.00 per annum.

## VIEWING

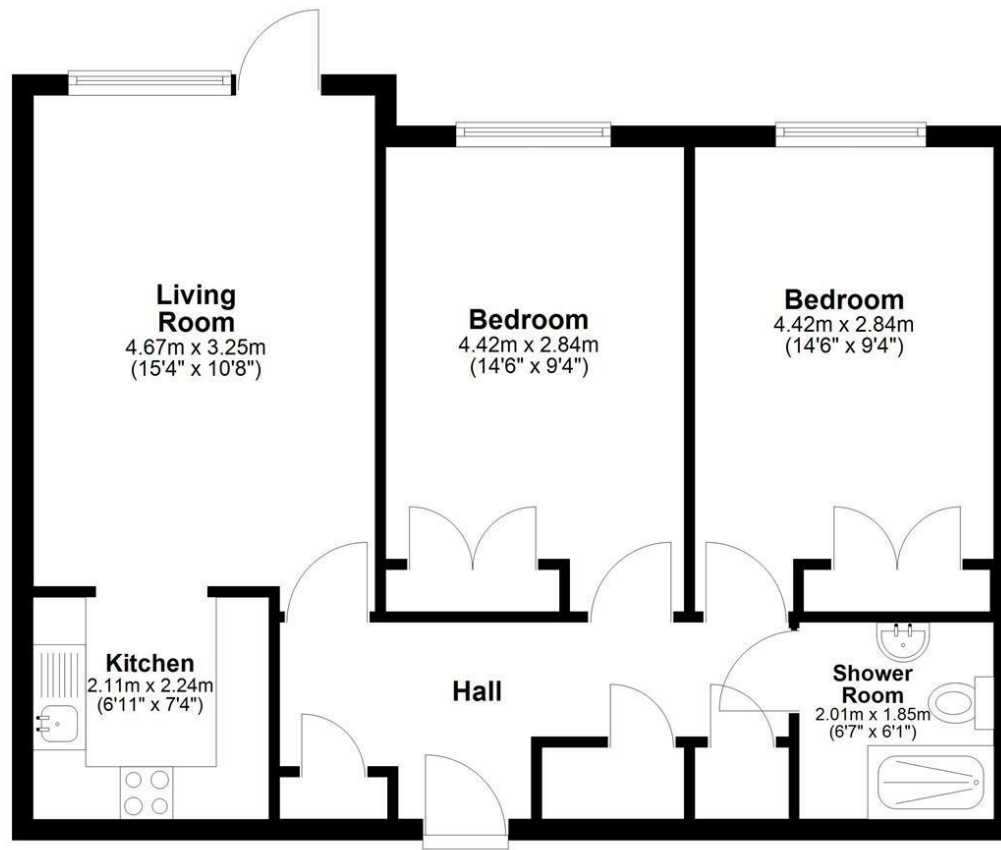
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>80</b>
(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	

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## Ground Floor



Total area: approx. 59.9 sq. metres (645.1 sq. feet)

