



**68 Mandeville Court Union Street, Maidstone, Kent, ME14 1JY**  
**Price £100,000**



**\*\*RETIREMENT APARTMENT \*\*EXTENDED LEASE \*\*NO FORWARD CHAIN \*\*NEW CARPETS AND FRESHLY DECORATED \*\*KITCHEN WITH APPLIANCES TO REMAIN \*\*VIEWS OVER COMMUNAL GARDENS \*\*VIEWING HIGHLY RECOMMENDED**

68 Mandeville Court occupies a second floor position and offers a spacious lounge, kitchen with appliances to remain, shower room and double bedroom with built in sliding wardrobes, large walk in storage cupboard, telephone entry system and an alert call system which is monitored outside the managers working hours. The immaculately maintained communal gardens are a distinct feature of this development and must be viewed to be appreciated. The complex is within walking distance of the town centre where a large range of amenities can be found. There are no forward chain implications and internal viewing is recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: B  
Council tax band: B  
Tenure: leasehold



## PROPERTY INFORMATION

Situated in a secure retirement development complex for the over 60s within walking distance of Maidstone town centre.

## KEY FEATURES:

- Extended lease
- 24-hour emergency pull cord system
- On-site manager
- Residents lounge
- Bookable guest suite
- Well maintained communal gardens
- Newly laid carpets and freshly decorated

## ROOMS

- Lounge: 18'2 x 9'9 (5.54m x 2.97m)
- Kitchen: 8'1 x 5'6 (2.46m x 1.68m)
- Bedroom: 11'7 x 8'8 (3.53m x 2.64m)
- Shower Room

## LEASE DETAILS


We understand from our client that there are 151-years

remaining on the lease. We understand from our client that the service charge is approximately £2,660 per annum.

## 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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor

