



Kingfisher Meadow, Maidstone, Kent, ME16 8RB

Guide Price £200,000 - £215,000



**** GUIDE PRICE: £200,000 - £215,000 ** AN EXCEPTIONALLY WELL PRESENTED 2 BEDROOM 1ST FLOOR APARTMENT WITH BALCONY SITUATED ON THIS POPULAR GATED DEVELOPMENT**

Page & Wells are delighted to bring to the market this rarely available and beautifully presented two bedroom apartment situated on the ever popular Kingfisher Meadow development on the outskirts of Maidstone town centre. The property features a spacious sitting/dining room with sliding doors opening to the balcony, a modern kitchen with built-in appliances, two good sized bedrooms and a modern bathroom. There is allocated parking and pleasant riverside walks close by. Tenure: Leasehold.
EPC Rating: C. Council Tax Band: D.

In the agents opinion, this property would make an ideal first time purchase or indeed by-to-let investment. Contact Page & Wells King Street Office on 01622 756703.



KEY FEATURES

- Two good sized bedrooms
- Modern kitchen and bathroom
- Balcony
- Spacious lounge/dining room
- Lifts to all floors
- Allocated parking

ACCOMMODATION

Entrance Hall

Sitting/Dining room
Opening to balcony

Modern Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERNALLY

There is allocated parking and pleasant riverside walks close by.

LEASEHOLD DETAILS

The lease term is 125 years with 108 years remaining.
Approx annual ground rent £250.00. Approx annual service charge £2,027.88.

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) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

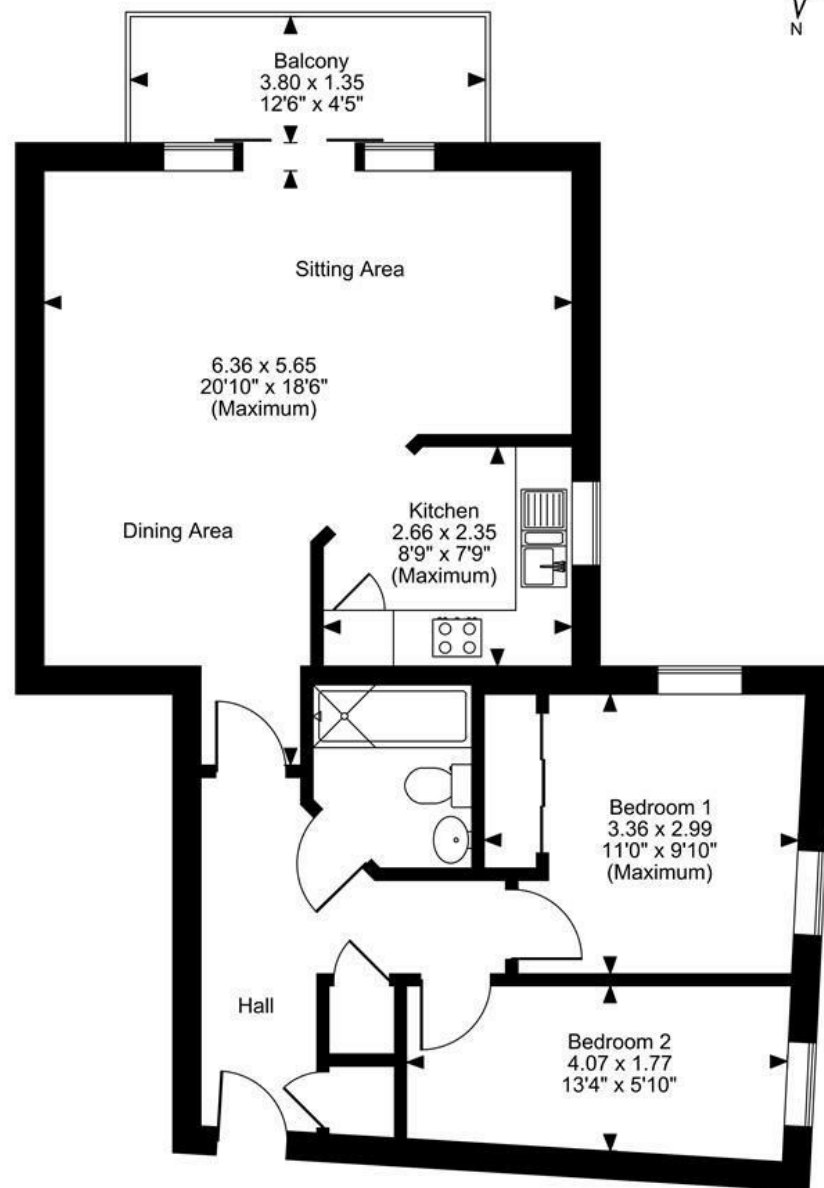
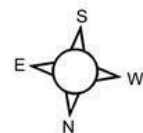
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Kingfisher Meadow, Maidstone, Kent

Approximate Gross Internal Area

664 Sq Ft/62 Sq M

Balcony external area = 55 Sq Ft/5 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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