



**St. Lukes Avenue, Maidstone, Kent, ME14 5AP**

**Guide Price £115,000 - £125,000**

\*\* GUIDE PRICE: £115,000 - £125,000 \*\* RARELY AVAILABLE RETIREMENT APARTMENT WITH NO FORWARD CHAIN IMPLICATIONS \*\*

Page & Wells are delighted to bring to the market this spacious one bedroom first floor retirement apartment located in the sought after Barden Court development, within close proximity of the town centre. The development is run with an on-site manager (Monday to Friday) who can be contacted from various points in the development in case of emergency. Outside the managers hours, there is a 24-hour call system available. There are parking facilities for residents on site and well maintained communal gardens. Contact: PAGE & WELLS King Street Office: 01622 756703. Tenure: Leasehold. EPC Rating: B. Council Tax Band: C.



## ACCOMMODATION

Entrance Hall

Lounge/Diner

Kitchen

Bedroom

Bathroom

## EXTERNALLY

There are pleasant communal garden areas and a parking bay for residents.

## LEASE DETAILS

125 year lease with 95 years remaining. Annual service charge: £3,609.24. Annual ground rent: £514.14.

## 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) 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

