



**Kingfisher Meadow, Maidstone, Kent, ME16 8RB**

**Guide Price £200,000**

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

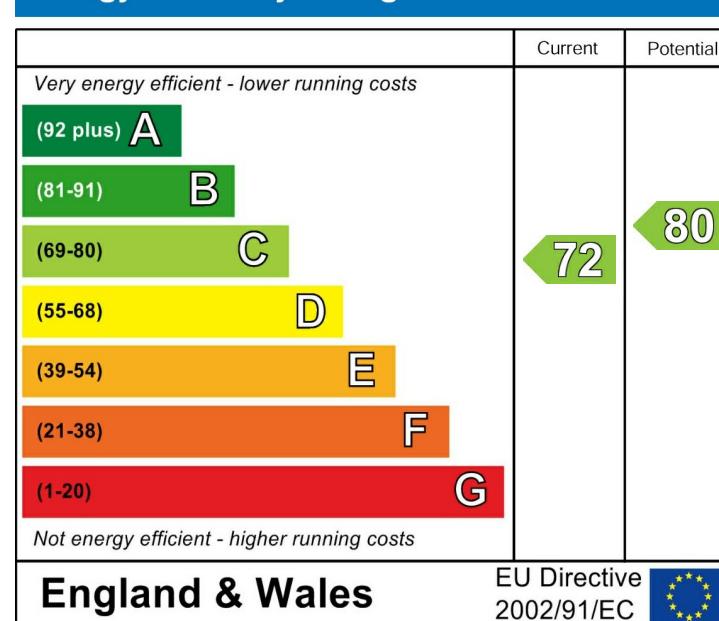
## LEASEHOLD DETAILS

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

## VIEWING

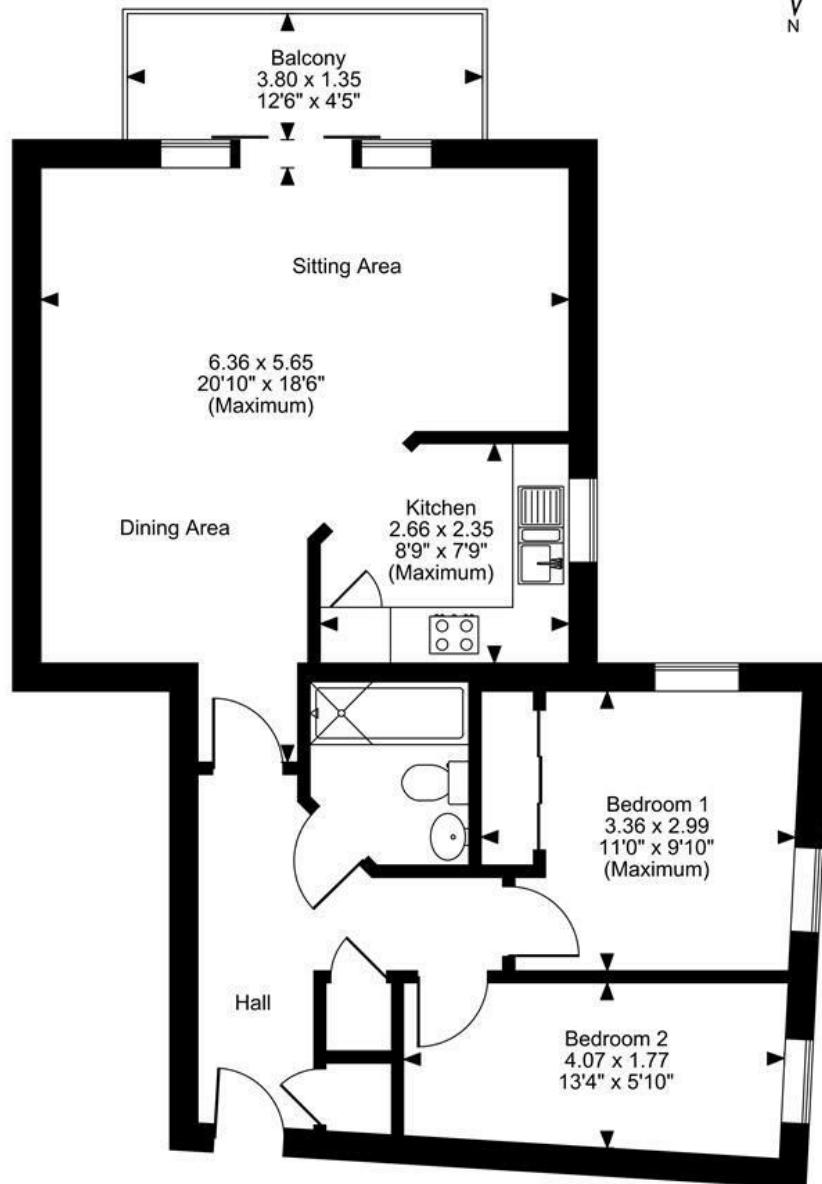
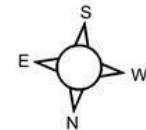
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.

### Energy Efficiency Rating



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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



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