



24 Friars Court Queen Anne Road, Maidstone, ME14 1ER  
£950



**\*\* A SPACIOUS AND WELL-PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT \*\* WALKING DISTANCE OF THE TOWN CENTRE \*\* COMMUNAL LOUNGE \*\* COMMUNAL GARDENS \*\* VIEWING RECOMMENDED \*\***

Page & Wells are delighted to bring to the market this well-presented one bedroom retirement apartment located on the first floor of this purpose-built retirement complex. The complex itself is within walking distance of the town centre, where there is a wide range of shopping and social facilities, together with mainline railway stations. Friars Court benefits from communal facilities, a communal lounge, laundry and on-site warden. In addition, there are well-maintained communal gardens for the residents to enjoy. This delightful apartment comprises one bedroom, lounge, kitchen and bathroom. EPC Rating: B. Council Tax Band: C.





## Viewing

Strictly by arrangement with the Agent's Coxheath Office:  
1A Hamilton House, Heath Road, Maidstone, Kent, ME17 4DF  
T: 01622 620260

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B		84	84
(09-00) C			
(05-00) 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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