



Victoria Court, Victoria Street, Maidstone, ME16

Asking Price £125,000  
EPC RATING: C

8 Victoria Court, Victoria Street, Maidstone, ME16

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Welcome to this charming first-floor studio flat located in the secure gated development of Victoria Court on Victoria Street, Maidstone. Spanning an efficient 322 square feet, this property is an ideal choice for first-time buyers or those looking to invest in a buy-to-let opportunity.

The flat features a well-proportioned reception room that offers ample storage, ensuring that you can keep your living space tidy and organised. The bathroom is conveniently located, providing all the necessary amenities for comfortable living.

One of the standout features of this property is its allocated parking, a rare find in such a central location. You will appreciate the peace of mind that comes with living in a secure environment, allowing you to enjoy your home without worry.

Situated within walking distance of the town centre and mainline train stations, this flat offers excellent transport links and easy access to a variety of shops, restaurants, and local amenities. Whether you are commuting for work or enjoying a leisurely day out, you will find everything you need just a short stroll away.

Given the length of the lease an allowance will be made from the purchase price to cover the cost of the lease extension (cost to be confirmed). The seller is currently making enquiries as to what that cost will be.

## MATERIAL INFORMATION

**Leasehold**  
**Council Tax Band A**  
**EPC Report C**



- First Floor Studio Flat • Secure Gated Development • Allocated Parking • Ample Storage • Ideal First Time Or Buy To Let Purchase • Walking distance of Town Centre and Mainline Train Stations • 1 resident parking and 1 visitor parking permit

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK