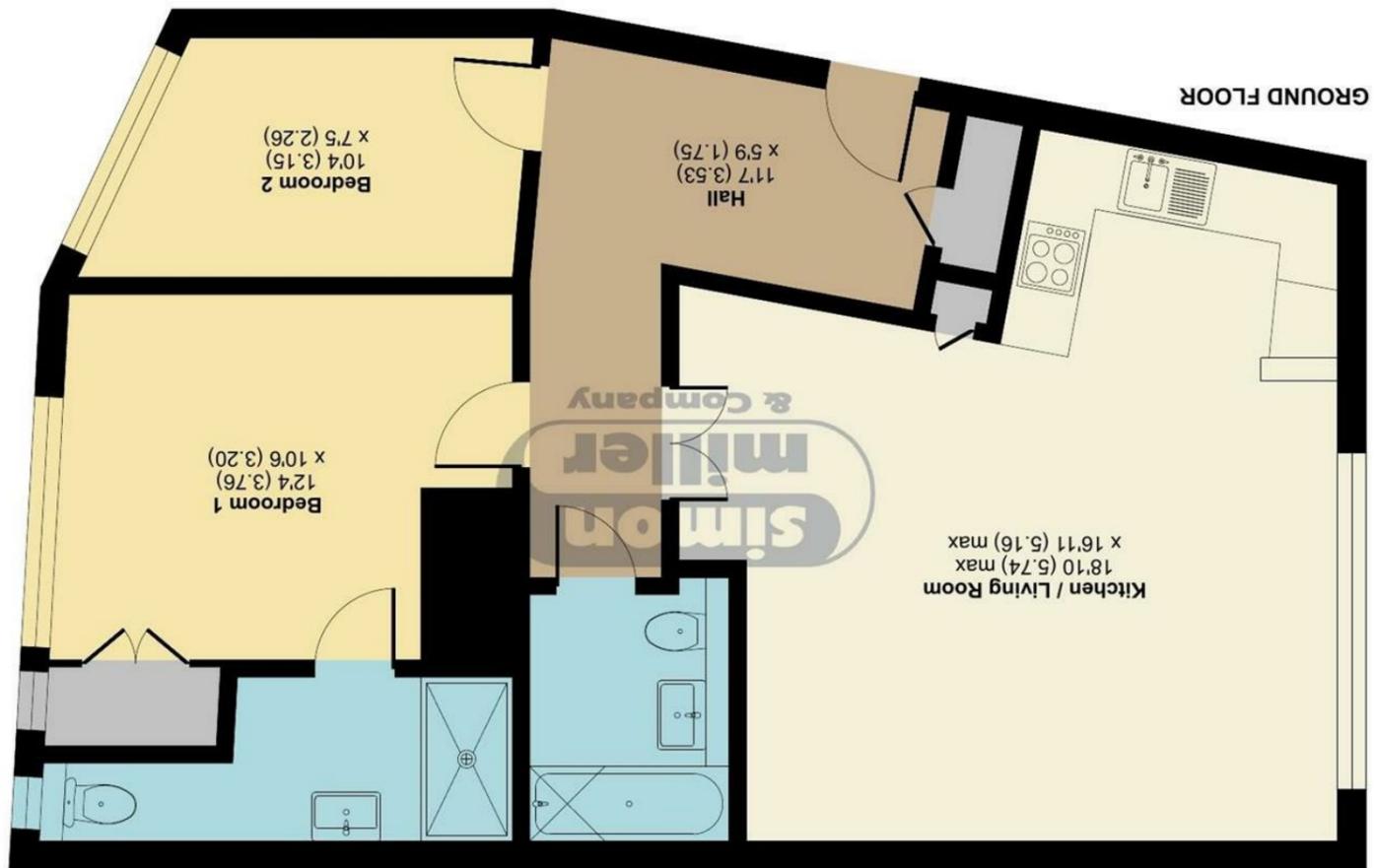


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 11 18436



Church Street, ME14  
Approximate Area = 782 sq ft / 72.6 sq m  
For identification only - Not to scale



Guide Price £250,000  
EPC RATING: C

### 3 Dudley House Church Street, Maidstone, ME14 1BF



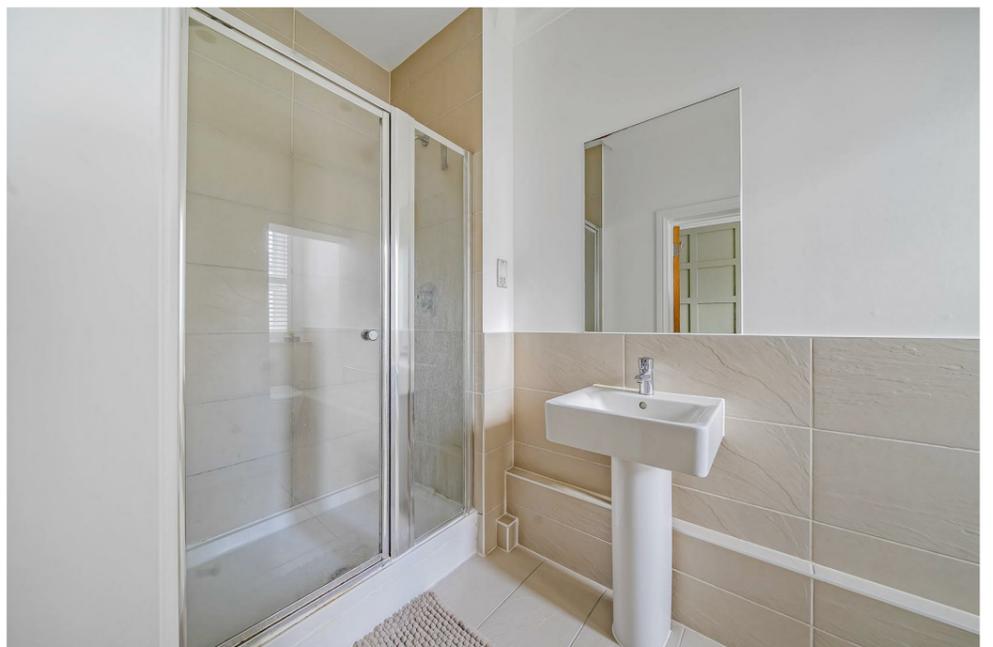


A wonderful, spacious two-bedroom ground floor apartment situated in the beautiful Old County Ophthalmic Hospital; a Grade II listed building dating back to 1846 in an excellent location within walking distance from town centre and rail lines.

This apartment comprises of a hallway leading to the spacious open plan lounge/kitchen, the two bedrooms one of which has an en-suite shower room and the main bathroom. The property is presented in immaculate order and is well looked after with a contemporary design. The property has wonderful high ceilings, large windows, and a light airy feel throughout; in addition to the stunning exterior and entrance hall of the Grade II listed building. Benefiting from gas central heating, allocated parking and only a short walk from town it is ideally situated within Maidstone.

### MATERIAL INFORMATION

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



- GUIDE PRICE £250,000 - £260,000 • Two Bedrooms & Two Bathrooms • Grade II Listed • Allocated Parking • Central Town Center Location • Modern Bathroom & En-suite • Beautifully Presented Period Conversion Apartment • The Price Of £270,000 Includes A Share Of Freehold • Large Open Plan Reception/Kitchen

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