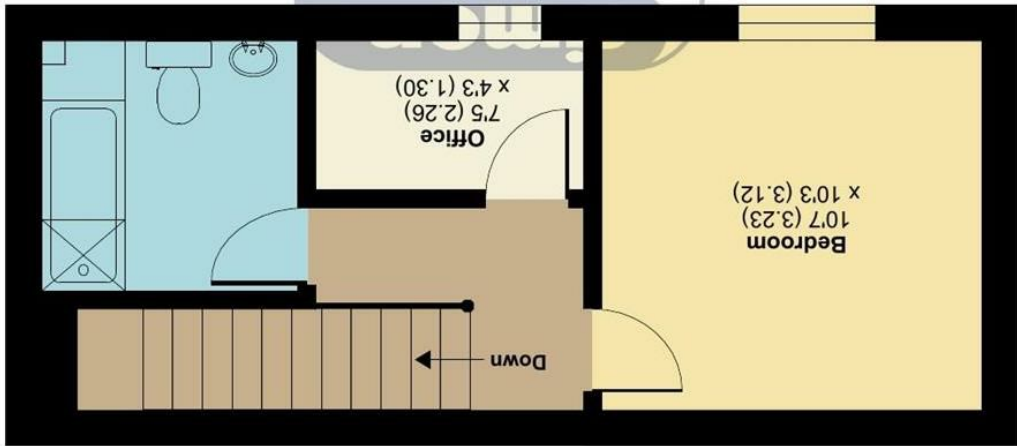


GROUND FLOOR



FIRST FLOOR



Union Street, Maidstone, ME14
Approximate Area = 544 sq ft / 50.5 sq m
For identification only - Not to scale

94B Union Street, Maidstone, ME14 1EH

Offers Over £170,000
EPC RATING: E





GUIDE PRICE £160,000 - £165,000

Attention all investors, this property is offered for sale with the benefit of an ongoing tenancy with a rental figure of £950.00pcm.

Pretty weather boarded leasehold mews cottage situated in the heart of the town centre. The accommodation comprises of Entrance Hall with stairs to first floor and the useful added bonus of a modern fitted downstairs cloakroom/Wc, modern fitted kitchen and Sitting Room to the ground floor. Upstairs the landing leads to a good size bedroom, further bonus of an extra nursery/study and a modern fitted family bathroom completes the accommodation.

Maidstone offers a welcoming environment with the River Medway running through its centre. Maidstone also has two mainline stations and there is motorway access for the M20 and M2.

MATERIAL INFORMATION

MATERIAL INFORMATION

Leasehold
Council Tax Band
EPC Report E



- No Onward Chain • Investment Buyers Only • One Bedroom Mews Cottage • Family Bathroom • Shingled Communal Area • Downstairs WC • Close To Amenities • Central Location • Viewing Advised

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