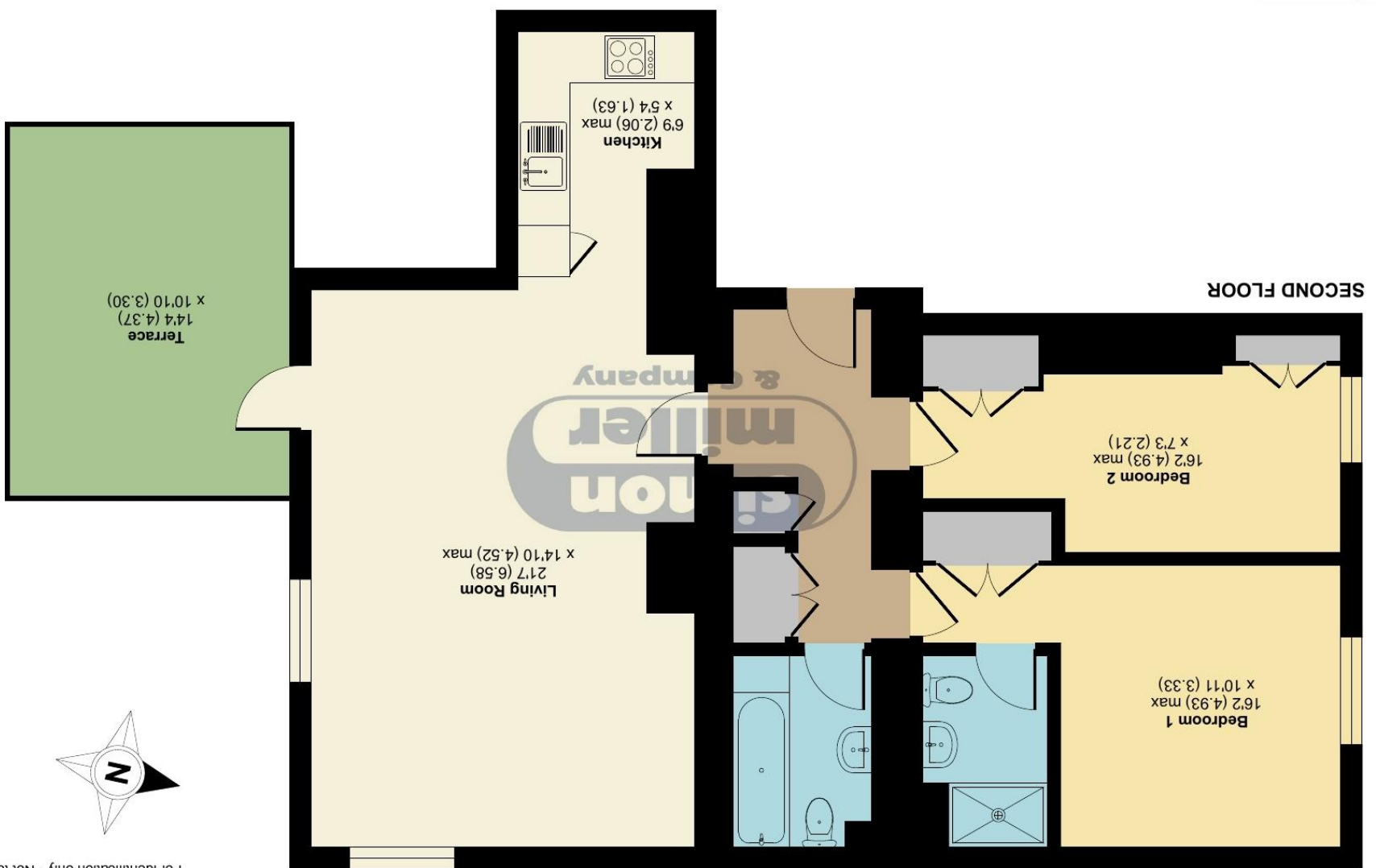


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simon Miller & Company. REF: 1049200



Approximate Area = 892 sq ft / 82.8 sq m
For identification only - Not to scale

Andrews Park, Tarragon Road, Maidstone, ME16

ASKING PRICE £290,000

EPC RATING: C

ST. ANDREWS PARK, TARRAGON ROAD, ME16 0WD

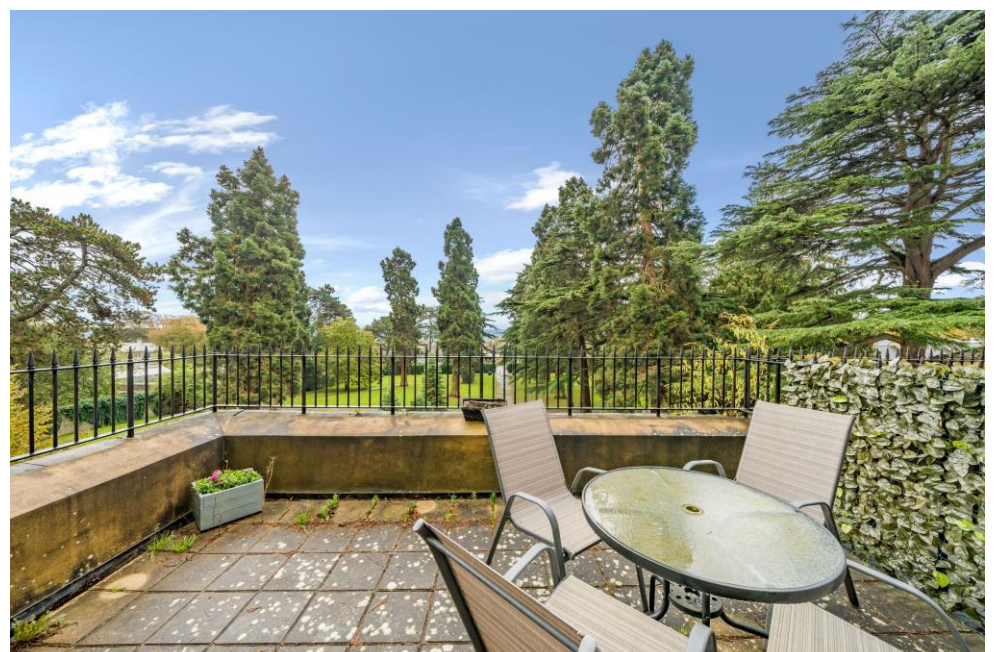




St Andrew's House was converted into apartments in 2001-2002. The exterior of the rear of the building has changed little since its construction in the 1830s and retains its imposing charm. Once inside this well presented two bedroom apartment there is still an abundance of period design, fused with contemporary aspects to make this home the ideal balance for the discerning purchaser. The whole property is immaculately presented. This apartment is one of only two that boasts a large private roof terrace which looks over the communal grounds. The large windows providing natural light and high ceilings add to the feeling of space. The total amount of square footage on offer is rare in a property of this style. There are also two bedrooms with en suite to master, then main bathroom. Externally St Andrews is set within beautiful well tended grounds which can be seen from the apartment and parking is provided for. To fully appreciate this home and all it has to offer please call to arrange your inspection.

Maidstone town centre is ranked in the top five shopping centres in the south east of England and with more than one million square feet of retail floor space, in the top 50 in the UK. Much of this space is provided by the two main shopping centres in the town, the Mall plus the Fremlin Walk, which opened in 2006. Other recent developments include the riverside Lockmeadow Centre, which includes a multiplex cinema, restaurants and nightclubs as well as the town's market. The town centre also includes a bowling alley and a number of pubs, clubs and restaurants. Local train services in Maidstone are operated by South Eastern rail. Maidstone East, Maidstone West and Maidstone Barracks are the three stations in the central area of Maidstone. The Maidstone East Line runs between Ashford to London Victoria. Maidstone West has four High Speed Rail Link trains run each way per day operating between Maidstone West and St Pancras via Strood and Gravesend. Trains from here also run to Paddock Wood. Barming station is on the Maidstone East line. Road links into London and back out into Kent are easily accessed with junctions on the M20 close which then gives easy access to the M2 and M25.

MATERIAL INFORMATION
 Leasehold
 975 Years
 Ground Rent: £3,097.68 p/a
 Service Charge: £150.00 p/a
 Council Tax Band (D)
 EPC Report (C)



- **LARGE GRADE II LISTED APARTMENT**
- **976 YEARS REMAINING**
- **TWO LARGE BATHROOMS INC 1 EN-SUITE**
- **GAS FIRED CENTRAL HEATING**
- **ONE ALLOCATED PARKING SPACE**

- **CLOSE TO MOTORWAY LINKS & REGULAR BUS ROUTES**
- **MAINTENANCE CHARGE INCLUDES WATER RATES, WINDOW CLEANING AND MAINTENANCE OF COMMUNAL GARDEN**
- **CLOSE TO MAIDSTONE HOSPITAL**

WA3223 171023BA

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.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONE@SIMONMILLER.CO.UK