

Approximate Area = 564 sq ft / 52.3 sq m  
For identification only - Not to scale

William Shipley House, Knightrider Court, Knightrider Street, Maidstone, ME15

GUIDE PRICE £170,000 - £180,000

29 WILLIAM SHIPLEY, KNIGHTRIDER COURT, ME15 6XD

EPC RATING:





**A rare chance to purchase this much larger than average luxury top floor apartment in a highly sought after development. Finished to a fantastic standard, offering sheltered underground off street parking, a rarity this close to town and sun soaked living space! Accommodation comprises of an entrance hall, 23ft x 22ft sitting/dining room with open plan high end kitchen with integrated appliances. There is a stylish bathroom and 14ft bedroom. The property has the added benefit of well kept communal areas.**

**The development is situated in the heart of the town, yet you would never know it, being located down a long private road, tucked away, its like a little quiet Oasis. Maidstone has excellent shopping, nightlife as well as two mainline stations in to the capital, making this ideal for commuters. Mote park is close by with some beautiful walks set around a stunning lake and Mote House.**

**MATERIAL INFORMATION**

**Leasehold**

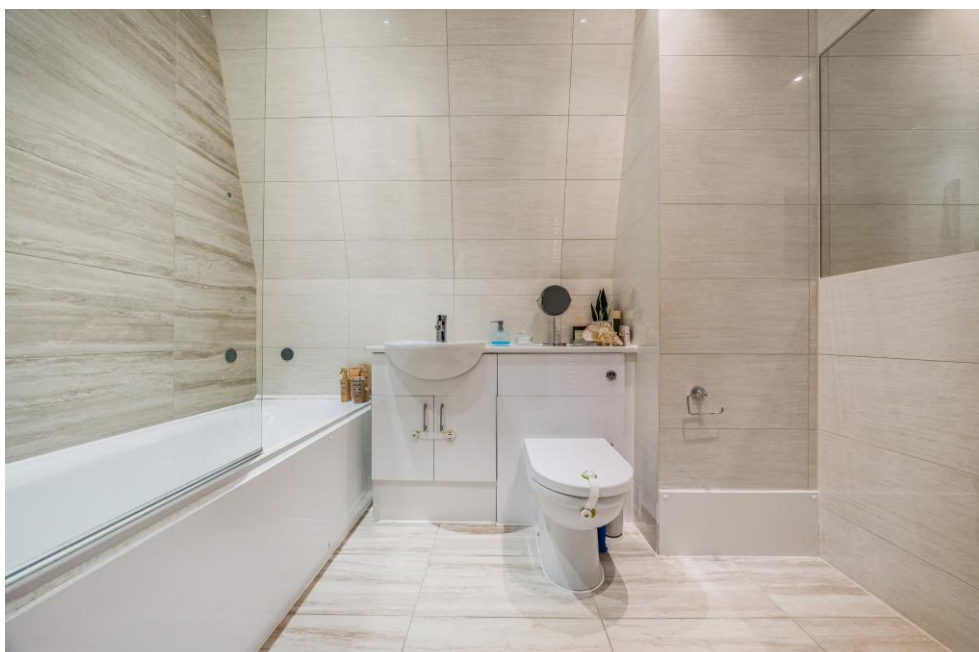
**116 Years Remaining**

**Service Charge: £1,914.22 p/a**

**Ground Rent: £340.00 p/a**

**Council Tax Band (C)**

**EPC Report (D)**



- **LARGE ONE BEDROOM APARTMENT**
- **SOUGHT AFTER DEVELOPMENT**
- **UNDERCOVER PARKING**
- **16FT DOUBLE BEDROOM**

- **23FT X 16FT SITTING/DINING/KITCHEN**
- **MODERN KITCHEN AND BATHROOM**
- **WALKING DISTANCE TO TOWN AND MAINLINE TRAIN STATIONS**

WA3037 141023/290124M

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 | MAIDSTONEALES@SIMONMILLER.CO.UK