

THIRD FLOOR



Approximate Area = 402 sq ft / 37.3 sq m
For identification only - Not to scale

Kingfisher Meadow, Maidstone, ME16

GUIDE PRICE £150,000 - £160,000

100 KINGFISHER MEADOW, MAIDSTONE, ME16 8RB

EPC RATING: C





An attractive purpose built apartment situated in the popular Riverside development Kingfisher Meadow, within the vicinity of Maidstone Town Centre. The apartment offers surprisingly spacious accommodation which comprises entrance hall leading to all rooms and benefiting from a built in airing cupboard, a large sitting/dining room offering space to entertain, a modern fitted kitchen, generous bedroom with built in double wardrobes and a modern fitted bathroom completes the accommodation. The property also benefits from having a full width balcony accessed from both the bedroom and living area and an allocated parking space. This property is being sold with no onward chain and so makes the ideal first time buy or investment!

Location Maidstone town offers some of the county's best shopping and eating experiences. Shopaholics need look no further than the Fremlins Walk and the Mall for reputable proof of this. There are sporting facilities at nearby Mote Park. Maidstone also has two mainline stations into London and there is good motorway access for the M20 and M2.

MATERIAL INFORMATION

**Leasehold
99 Years
Ground Rent: £300.00p/a
Service Charge: £1,584.00p/a
Council Tax Band (C)
EPC Report (C)**



- **NO FORWARD CHAIN**
- **ONE DOUBLE BEDROOM**
- **MODERN FITTED KITCHEN**
- **15FT X 12FT SITTING/DINING ROOM**
- **SIT OUT LARGE BALCONY**

- **ALLOCATED PARKING SPACE**
- **IDEAL INVESTMENT OR FIRST TIME BUY**
- **ENTRY PHONE SYSTEM**
- **CLOSE TO MAINLINE STATIONS**

WA3041 201023/250124M

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.

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