

TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.76 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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APPROX. FLOOR AREA
665 SQ.FT.
(61.76 SQ.M.)



FLAT 3, KENTISH COURT, LONDON ROAD, ME16 8AA

ASKING PRICE £210,000

EPC RATING: D





Call now to view this two bedroom ground floor apartment. The property is well presented and located with a short walk to Maidstone town centre and train stations. Both Maidstone east and west train stations provide a fast link to London. The apartment benefits from one allocated parking space and a communal garden.

MATERIAL INFORMATION

**Leasehold
167 Year Lease
Service Charge: £2,112.00 p/a
Council Tax Band (C)
EPC Report (D)**



- **NO ONWARD CHAIN**
- **TWO BEDROOM GROUND FLOOR APARTMENT**
- **CLOSE TO TOWN CENTRE TRAIN STATIONS**

- **WELL PRESENTED**
- **ONE ALLOCATED SPACE**
- **IDEAL FIRST TIME BUY**

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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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