



Approximate Area = 1004 sq ft / 93.3 sq m  
For identification only - Not to scale

**Hayle Mill Road, Maidstone, ME15**

**43 HAYLE MILL ROAD, MAIDSTONE, ME15 6JW**

**OFFERS IN EXCESS OF £275,000**  
**EPC RATING: C**







**A beautifully presented two bedroom split level apartment which benefits from an undercover allocated parking space and situated within the Loose Valley Conservation Area within the town of Maidstone. The ground floor of the apartment consists of an entrance hall, living room with Juliette balcony and large kitchen/dinner with Juliette balcony. The first floor of the property has a family bathroom and two double bedrooms, one with an en-suite shower room. The home is neutrally decorated throughout and flows perfectly. The property is part of the Green family handmade paper Hayle Mill which for nearly two centuries produced paper by hand until 1987. In 2008 Hayle Mill was sympathetically converted into a series of houses and apartments with undercover parking, visitor bays, and a well tended tranquil setting with a communal garden including a river running through the development. The property is located with a short walk to Hayle Park Nature Reserve which is ideal for a family stroll and dog walk and is a short walk from a supermarket for groceries. The property is located in Loose Village which is on the outskirts of Maidstone Town has good transports links with two mainline railway stations and bus routes. Maidstone Town Centre has a good selection of shops, coffee houses, restaurants, and bars.**

**MATERIAL INFORMATION**

Leasehold  
984 Years Remaining  
Council Tax Band (D)  
EPC Report (C)



- **SPLIT LEVEL TWO BEDROOM, TWO BATHROOM APARTMENT**
- **COMMUNAL GARDEN AREA INCLUDING MILL POND**
- **EN-SUITE SHOWER ROOM TO BEDROOM ONE**
- **LONG LEASE OF 984 YEARS REMAINING**

- **LOCATED WITHIN THE LOOSE CONSERVATION AREA**
- **UNDER COVER ALLOCATED PARKING SPACE**
- **SITUATED WITHIN A GATED COMMUNITY**

WA3068 310124M

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