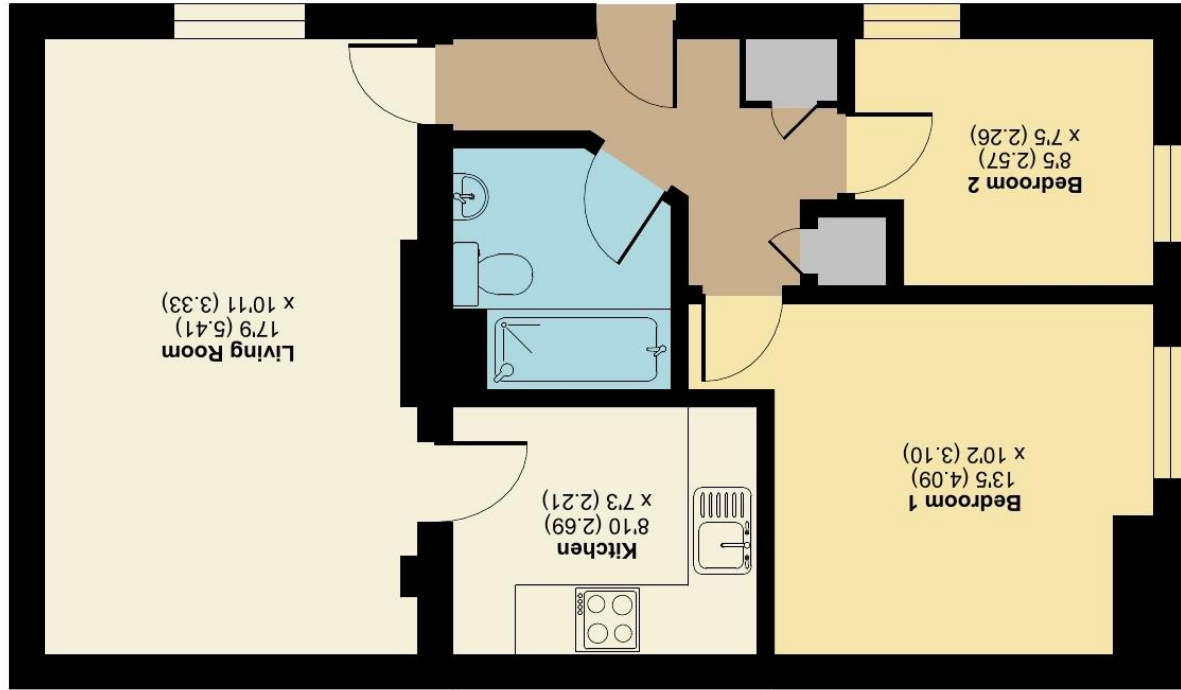


FIRST FLOOR



Approximate Area = 568 sq ft / 52.8 sq m  
For identification only - Not to scale

Queens House, Fennel Close, Maidstone, ME16

GUIDE PRICE £230,000 - £250,000

EPC RATING: D

# 36 QUEENS HOUSE, FENNEL CLOSE, ME16 0SZ





**If you are looking to be within easy reach of Maidstone Hospital, this two bedroom first floor maisonette is the ideal home for you. This beautifully presented property offers a very spacious lounge/dining room, quality fitted kitchen, two bedrooms and a modern fitted bathroom. The property also benefits from having allocated parking spaces within this gated development.**

**Queens House is located with easy reach of local shops and Maidstone Hospital, with the County Town of Maidstone only a 15 minute walk or a short drive away, with its wide range of shopping, leisure and transport facilities.**

**If you would like to arrange an accompanied viewing of the property, please contact our Sales Office.**

**MATERIAL INFORMATION**

**Leasehold  
950 Years Remaining  
Service Charge: £2,700.00  
Council Tax Band (C)  
EPC Report (D)  
Broadband: Superfast, Ultra & Gfast**



- **CHAIN FREE**
- **TWO BEDROOMS**
- **GRADE II LISTED CHARACTER BUILDING**
- **HIGH CEILINGS**

- **ALLOCATED PARKING SPACES**
- **CLOSE TO MAIDSTONE HOSPITAL**
- **DELIGHTFUL COURTYARD SETTING**
- **GREAT COMMUTER LINKS**

WA3240 070324BA

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