



Approximate Area = 598 sq ft / 55.5 sq m
For identification only - Not to scale

Buckland Road, Maidstone, ME16

GUIDE PRICE £190,000 - £200,000

EPC RATING: C

1 BIRKDALE COURT, MAIDSTONE, ME16 0UH





Simon Miller & Company are delighted to bring to the market this spacious two bedroom ground floor apartment. The property offers extremely generous accommodation and comprises entrance hall with storage, a 19' 5" x 10' 8" lounge with access to a separate fitted kitchen. There are two bedrooms overlooking communal gardens. There is a family bathroom.

Maidstone offers a welcoming environment for young and old with the River Medway running through its centre. The town is not only a cultural delight but it offers some of the county's best shopping and eating experiences. Maidstone also has three mainline stations into London. Being such a central location the property is ideally located for the Barracks, East and West train stations making this a great spot for commuters and also within easy walking distance from the town centre.

MATERIAL INFORMATION

**Leasehold
88 Years Remaining
Council Tax Band: B
EPC Report: C
Broadband: Gfast & Superfast
Ground Rent: £200.00p/a
Service Charge: £800.00p/a**



- **TWO BEDROOM APARTMENT**
- **OFF ROAD PARKING**
- **COMMUNAL GARDENS**
- **EN-SUITE**

- **CLOSE TO MAIDSTONE TOWN CENTRE**
- **CLOSE TO RAILWAY STATIONS**
- **SEPARATE KITCHEN**
- **LARGE STORAGE CUPBOARD**

WA3088 270324/220424M

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.

11 COLMAN HOUSE, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ