

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1109403



Apple Tree Close, Barming, Maidstone, ME16
Approximate Area = 684 sq ft / 63.5 sq m
For identification only - Not to scale

ASKING PRICE £275,000
EPC RATING: E

5 APPLE TREE CLOSE, BARMING, ME16 9HQ





A semi-detached retirement bungalow within a development of similar properties.

The property has been well maintained and has been re-furnished throughout. It provides good size accommodation and has a private rear garden.

There is a spacious lounge that is bright and decorated in neutral colours, allowing you to furnish it as you wish and this leads through to the garden. The re-fitted kitchen is bright and neutral.

The main bedroom is serviced by an en-suite bathroom and there is also a shower room. The second bedroom is good size and can easily accommodate a double bed.

You must be within twelve months of the current state pension age to live in this bungalow and a spouse can be within 5 years of the current state pension age.

There is a resident Warden who can be contacted by telephone intercom and there is a panic button facility that exists offering reassurance to the less able.

There is no annual service charge for the external maintenance, however on the resale of the property a charge is applied at 2% of the final sale price multiplied by the number of years of occupancy.

MATERIAL INFORMATION

**Freehold
Council Tax Band (D)
EPC Report (E)
Broadband: Standard & Superfast**



- **SEMI-DETACHED RETIREMENT BUNGALOW**
- **WARDEN ASSISTED**
- **NO CHAIN**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**

- **RE-FITTED KITCHEN**
- **BATHROOM AND ADDITIONAL EN-SUITE**
- **PARKING**
- **PRIVATE GARDEN**

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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.

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