



Approximate Area = 635 sq ft / 58.9 sq m
For identification only - Not to scale

Byron Road, Penenden Heath, Maidstone, ME14

OFFERS OVER £220,000

EPC RATING: D

14 BYRON ROAD, PENENDEN HEATH, ME14 2HA





A beautifully presented and modernised ground floor flat with the added benefits of neutral decor; sizeable rooms with plenty of natural lighting; a log burner in the bay-fronted lounge; and high-quality finishes in the bathroom and kitchen.

The flat has its own front garden and side pedestrian access to the back of the property. There is also direct backdoor access to a private rear garden with two patio spaces and a seating area, perfect for entertaining.

Owners have a 25% share in the freehold management company with the service charge being just £30 per month. A 125yr lease was created in September 2001.

Situated approximately one mile from the town centre (Maidstone East Station approximately 1.2 miles) and with easy access to the M20 motorway allowing for a smooth commute. There are local shops plus supermarkets, junior and secondary schools nearby too.

Interest is expected to be high so don't delay and call now to arrange your internal inspection.

MATERIAL INFORMATION

Leasehold

103 Years Remaining

Service Charge: £360.00 p/a

EPC Report: D

Council Tax Band: B

Broadband: Standard, Superfast & Ultra



- **TWO BEDROOM GROUND FLOOR APARTMENT**
- **SOUGHT AFTER PENENDEN HEATH LOCATION**
- **REFITTED KITCHEN WITH INTEGRAL APPLIANCES**
- **RECENTLY REFITTED BATHROOM**
- **SECTION OF FRONT GARDEN AND FENCED REAR GARDEN**

- **BAY FRONTED LOUNGE WITH FEATURE LOG BURNER**
- **CENTRAL HEATING**
- **EXTREMELY WELL PRESENTED THROUGHOUT**
- **QUARTER PORTION OF FREEHOLD/MANAGEMENT COMPANY**

WA3094 040424M

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