



Approximate Area = 1058 sq ft / 98.2 sq m  
For identification only - Not to scale

Sandling Park, Sandling Lane, Maidstone, ME14

GUIDE PRICE £240,000 - £250,000

APARTMENT 34, SANDLING LANE, ME14 2NY

EPC RATING: C







Located in this popular gated development is this very well presented, ground floor purpose built apartment. The open plan lounge with quality fitted kitchen benefits from westerly facing patio doors onto a patio with communal gardens beyond. With two generous double bedrooms, the master with en-suite shower room and dressing area, the property also benefits from a separate three piece family bathroom. With allocated parking for one car, the apartment is located within beautifully maintained grounds, with lawns and woodland areas.

This is a perfect first time home and is ideal for commuters looking for easy access to Maidstone East train station, with Maidstone town centre within easy reach, with its wide range of shopping, leisure and transport facilities.

**Leasehold**  
**2 Years Remaining**  
**Ground Rent: £350.00p/a**  
**Service Charge: £3,416.03**  
**Council Tax Band (D)**  
**EPC Rating (C)**



- **PURPOSE BUILT APARTMENT**
- **GROUND FLOOR**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE AND DRESSING AREA TO MASTER**
- **OPEN PLAN LOUNGE/KITCHEN**

- **WESTERLY FACING PATIO**
- **ALLOCATED PARKING**
- **GATED DEVELOPMENT**
- **MATURE GROUNDS SURROUNDING**
- **WELL PRESENTED THROUGHOUT**

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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.

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