



Two bedroom first floor flat well located for Maidstone Town Centre that should prove an ideal first time/investment purchase

Guide Price £170,000




Hazell Holland
SALES & LETTINGS

44 River Bank Close
Maidstone
Kent
ME15 7RZ



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Communal Entrance

Part glazed communal door. Hallway leading to flat.

Entrance Hall

Wooden entrance door. Laminate wood flooring. Coved ceiling. Dimplex heater. Built-in storage cupboard. Entry phone.

Lounge

18'8 x 11'6 (5.69m x 3.51m)
Double glazed french doors leading to balcony. Double glazed window to rear. Laminate wood floor. Coved ceiling. Door to kitchen. Dimplex heater.

Balcony

Patioed.

Kitchen

8'11 x 8'3 (2.72m x 2.51m)
Double glazed window to rear. Range of wall and base units with built-in oven, hob and extractor fan with integrated fridge freezer, washing machine and dish washer. One and half single drainer sink unit with mixer tap. Tiled splash backs. Built-in storage cupboard. Vinyl floor. Coved ceiling.

Bedroom One

13'10 x 8'4 (4.22m x 2.54m)
Double glazed window to side. Double glazed window to front. Laminate wood flooring. Coved ceiling. Dimplex heater. Fitted wardrobe with mirrored sliding doors.

Bedroom Two

10'7 x 6'6 (3.23m x 1.98m)
Double glazed window to front. Laminate wood flooring Coved ceiling. Dimplex heater.

Bathroom

8'4 x 6'6 (2.54m x 1.98m)
Opaque double glazed window to side. Laminate wood flooring. Coved ceiling. Heated towel rail. Part tiled walls. Shaver light. Built-in storage cupboard. Panelled bath with separate taps, shower over and glass shower screen. Vanity hand wash basin. Low level w.c.

Parking

We understand the property comes with two allocated parking spaces. (To be confirmed by vendors solicitor)

Lease Term

999 years from 1 June 1999

Remaining Lease

973 Years

Service Charge

£348.42 per month (To be confirmed by vendors solicitor)

Ground Rent

£109.12 Per annum (To be confirmed by vendor's solicitor)



Hazell Holland welcome this first floor flat located on River Bank Close in Maidstone. This purpose-built property, constructed in 1999, offers a comfortable living space of 559 square feet, making it an ideal choice for individuals or small families seeking convenience and accessibility.

The flat features a well-proportioned reception room leading it's own balcony, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for rest and privacy. The bathroom is thoughtfully designed to meet your everyday needs.

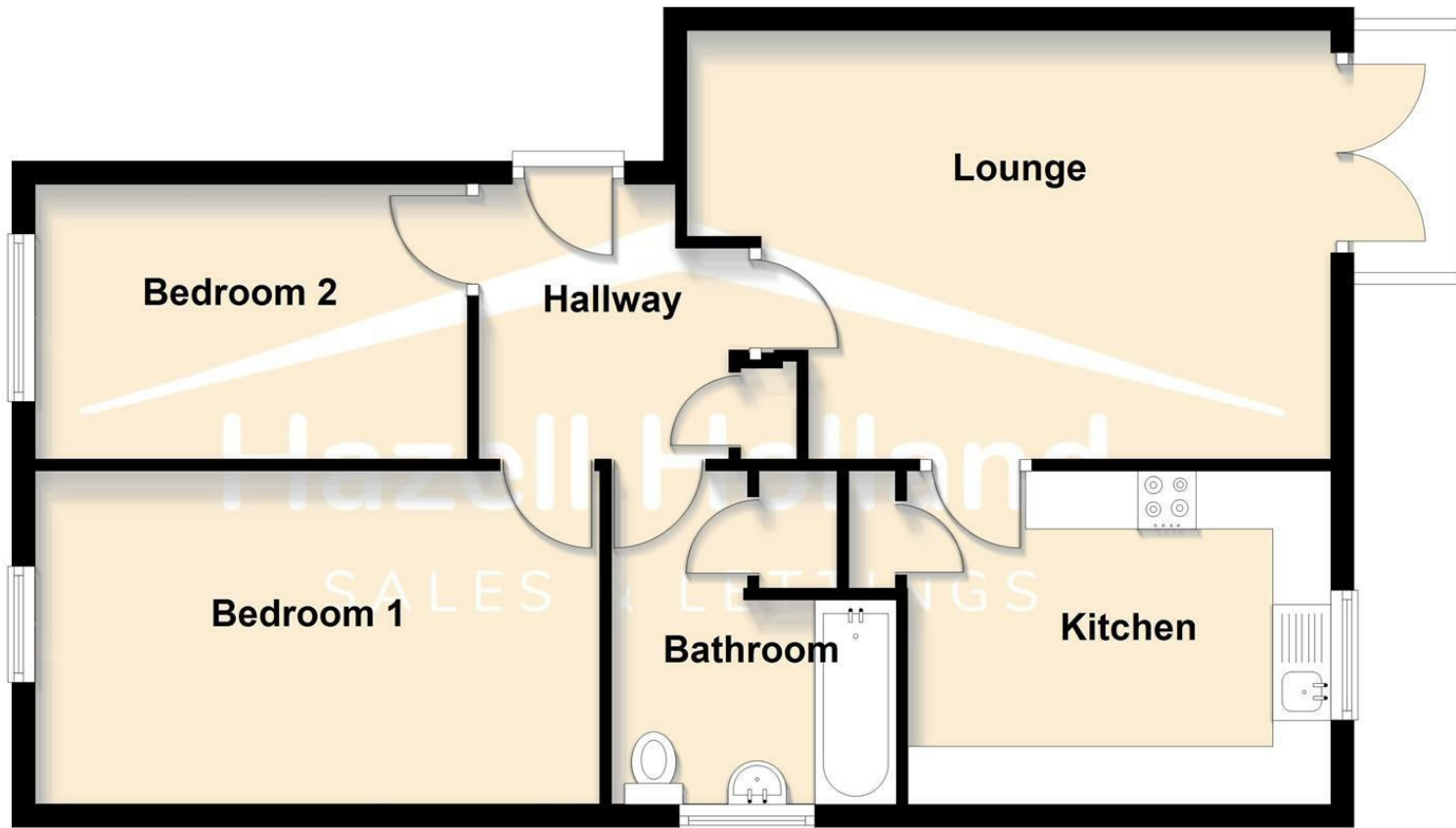
One of the standout features of this property is its prime location. Situated close to Maidstone town centre, residents can enjoy easy access to a variety of amenities, including Sainsbury's, pubs, clubs, and a selection of restaurants. For those who appreciate the arts, the Hazlitt Theatre and Odeon Cinema complex are just a stone's throw away, providing entertainment options for all tastes.



Additionally, this flat comes with the added benefit of two parking spaces, a rare find in such a central location. The long lease further enhances the appeal, offering peace of mind for future living or investment.

In summary, this delightful flat on River Bank Close presents a wonderful opportunity to enjoy modern living in a vibrant area. With its convenient amenities and comfortable layout, it is sure to attract those looking for a home that balances both relaxation and activity. Don't miss the chance to make this property your own.

First Floor

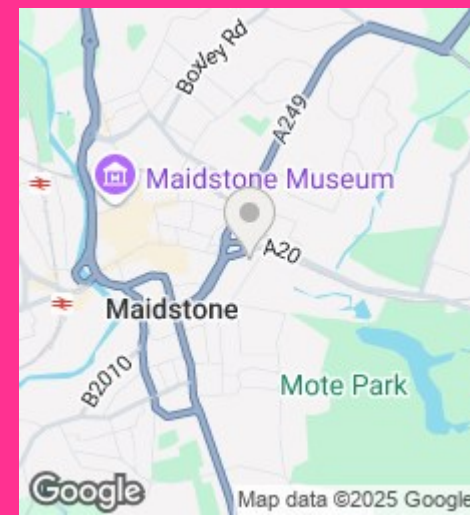


Total area: approx 52 sq. metres (559.72 sq feet)

This plan is general layout guidance and may not be to scale.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	84
EU Directive 2002/91/EC			



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