



34 Eccleston Court Tovil, Maidstone, Kent, ME15 6QZ
Price £290,000

****EXQUISITE THREE BEDROOM PENTHOUSE APARTMENT**.** ****EXCEPTIONALLY SPACIOUS WRAPAROUND BALCONY/TERRACE**.** ****STUNNING VIEWS OVER THE SURROUNDING AREA**.** ****SOUGHT AFTER GATED DEVELOPMENT**.** ****ALLOCATED PARKING FOR TWO VEHICLES PLUS LIFT ACCESS**.**

Page & Wells are delighted to bring to the market this exceptionally spacious and well presented three bedroom penthouse apartment located on the sought after gated development at Eccleston Court. The property features a spacious lounge/diner opening to a modern fitted kitchen, three bedrooms (the master benefits from an en-suite shower room) together with a family bathroom. The balcony/terrace is an excellent feature with access from all three bedrooms, there are great views across the town and this is considered an excellent space for entertaining. The property is within walking distance of Maidstone town centre where a vast range of amenities can be found. Internal viewing is highly recommended. EPC rating: B. Contact: PAGE & WELLS King Street office 01622 756703.



Spacious Entrance Hall

Two storage cupboards.

Lounge/Diner: 16'2 x 11'9 (4.93m x 3.58m)

Storage cupboard. Large dividing archway opening to ...

Modern Fitted Kitchen 12'10 x 9' (3.91m x 2.74m)

Excellent range of wall and base units with work surface over. Inset hob and oven. Inset sink unit. Built in washing machine and dishwasher. Built in fridge/freezer.

Family Bathroom

Panelled bath. Wash hand basin. Heated towel rail. WC.

Master Bedroom: 25' x 10'7 (7.62m x 3.23m)

Double glazed doors opening to the balcony/terrace.

En-suite Shower Room

Tiled shower cubicle. Wash hand basin. WC.

Bedroom 2: 15'7 x 12'11 (4.75m x 3.94m)

Double glazed doors opening to the balcony/terrace.

Bedroom 3: 16'7 x 8'9 (5.05m x 2.67m)

Double glazed doors opening to the balcony/terrace.

EXTERNALLY:

There is an extensive wraparound balcony/terrace which enjoys stunning views over the town and is an ideal place for entertaining.

PARKING:

We understand the property benefits from two allocated parking spaces.

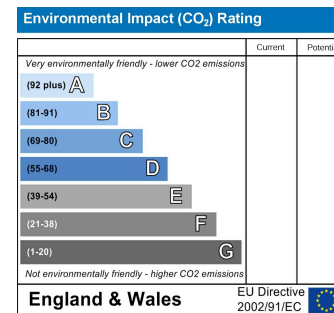
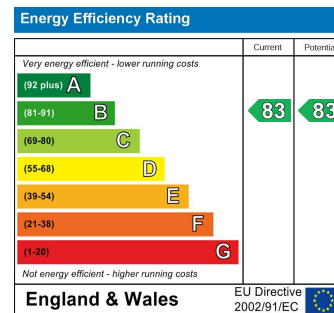
LEASE DETAILS:

121-years remaining on the lease. Annual ground rent - £240. Annual service charge - £2,400.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

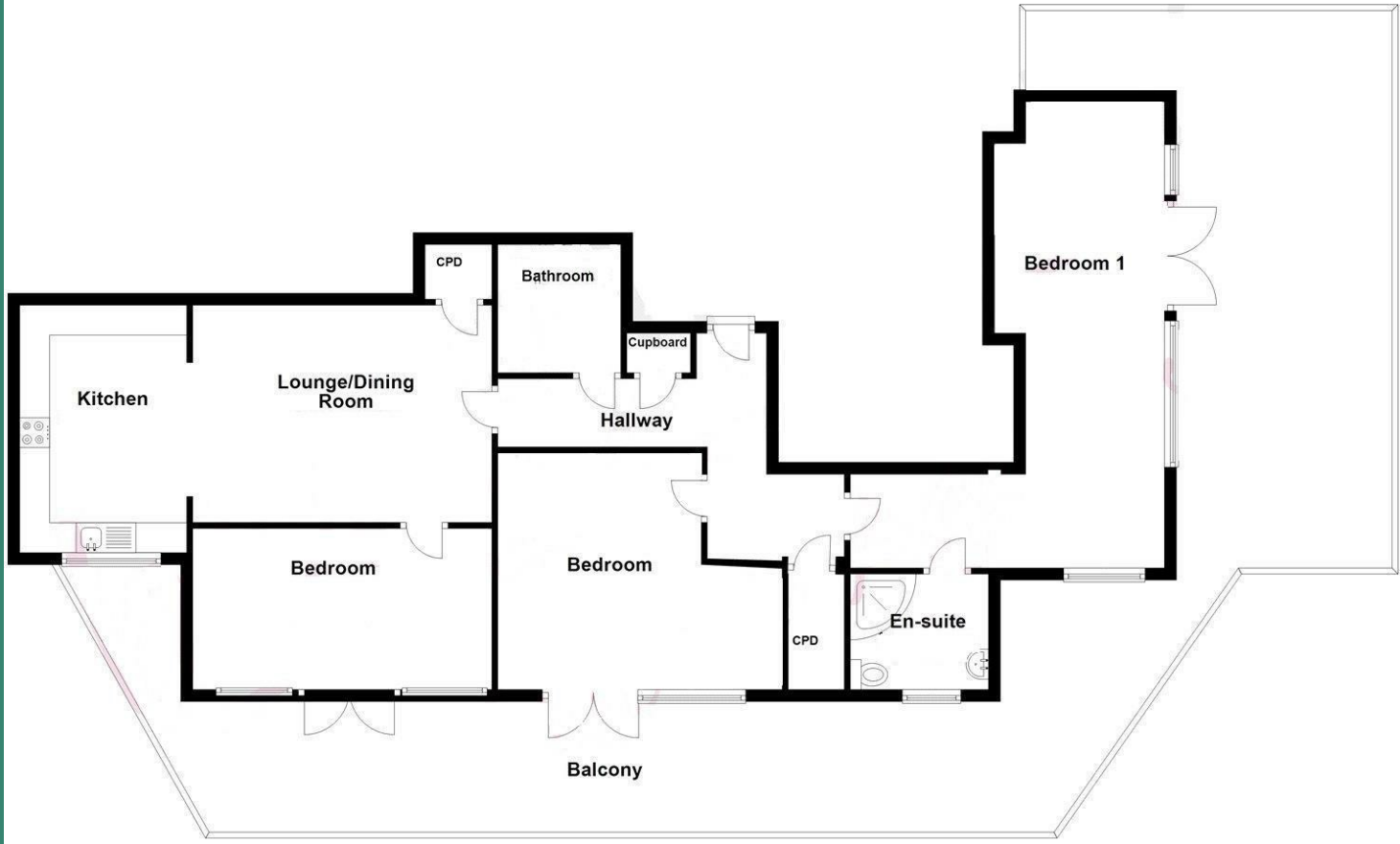
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Top Floor Penthouse



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors windows, rooms and any other items contained are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

