



**Connells**

Pine Lodge Tonbridge Road  
Maidstone



### Property Description

A home in a superb location, on the outskirts of Maidstone town centre which offers an array of dining options, entertainment facilities and other local amenities. The home itself requires some updating and therefore serves as the ideal investment purchase, with many other properties similar achieving favourable prices following refurbishment.

The building is a mid-century residential block, constructed between 1936 and 1979, and comprises predominantly flat-style homes within a sizeable community of 99 properties, making it one of the larger residential buildings in the ME16 area.

Located in the Maidstone Town urban area, this property benefits from access to the amenities and services expected of a well-connected town setting.

The neighbourhood provides convenient access to public transport, with rail stations and bus stops situated nearby, supporting easy travel for commuting or leisure.

The communal grounds offer the owners a peaceful green space to sit and relax. There are parking options available.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note

Heating to the property is served by Portable Electric. Please contact the branch for more details.

## Agents Note

There is a private right of way (easement) on the title. Please enquire with the branch.

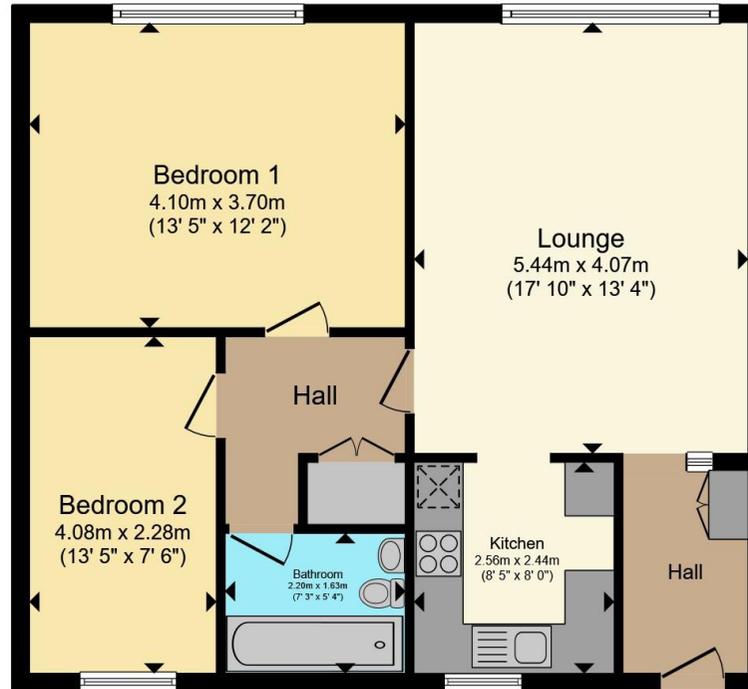
## Agents Note

The term of the lease is 99 years from 15/03/1974, which means there are currently 47 years remaining. This may impact or mortgage lending requirements. Interested parties should make further enquiries.









**Floor Plan**

Total floor area 68.9 m<sup>2</sup> (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: Awaited  
 Council Tax Band: B

Service Charge: 1042.00

Ground Rent: 120.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MAI408519](http://connells.co.uk/Property/MAI408519)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 15 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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