



William Shipley House, Knightrider Court, Knightrider Street

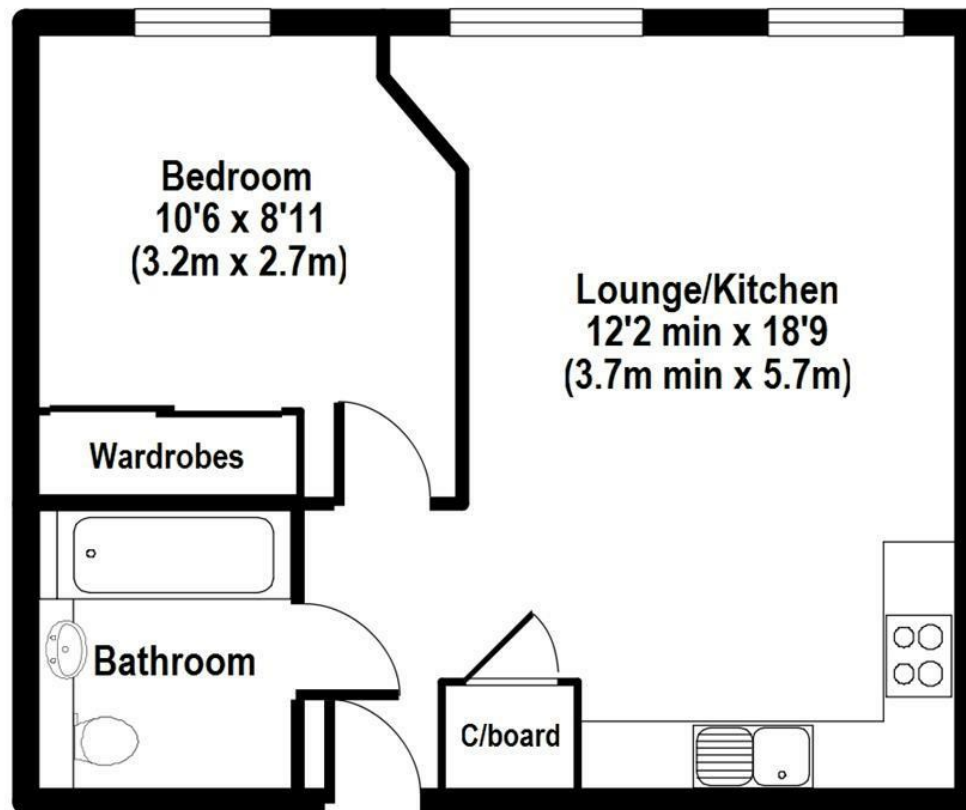
**IMMEDIATELY AVAILABLE!** Call now; available to let is this immaculate newly finished apartment in Maidstone town center. The location is fantastic, a short walk into town and with your own secure parking, this property will be in high demand. Situated on the second floor, the property is accessed via video intercom system and there are lifts up to the property. Internally there is a large Lounge/Kitchen area, the Kitchen offering integrated appliances such as fridge, freezer and washer/drier. The block has recently undergone refurbishment and we cannot recommend a viewing enough, call us on 01795 293000 for more details!

## £800 PCM

- IMMEDIATELY AVAILABLE
- One Bedroom Apartment
- Central Town Location
- 2nd Floor (Lift Access)
- Allocated Secure Parking
- EPC Rating D (66)
- Immaculate Condition
- CALL NOW TO VIEW







APPROX GROSS INTERNAL FLOOR AREA: 427.27 sq. ft / 39.71 sq. m

### William Shipley House

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.

(c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	70
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.