



19 St. Annes Court, Maidstone, Kent, ME16 0UQ
Price guide £120,000 - £130,000

****PRICE GUIDE £120,000 - £130,000****. ****DELIGHTFUL RETIREMENT APARTMENT****. ****CLOSE TO THE TOWN CENTRE****. ****LIFT ACCESS****. ****CHAIN FREE****. ****BALCONY OFF LOUNGE****. ****VIEWING ADVISED****.

Page & Wells are delighted to bring to the market this spacious and well presented one bedroom retirement apartment located a short walk from Maidstone town centre. The property offers a spacious lounge with access to the balcony, a 14' bedroom, modern kitchen and bathroom. St Annes Court is a 55-year age restricted retirement development and there is an annual service charge applicable. Internal viewing of this well presented apartment is highly recommended. EPC rating: C. Contact: PAGE & WELLS King Street office 01622 756703.



Front entrance door to ...

Entrance Hall

Built in storage cupboard. Airing cupboard.

Lounge: 14' x 10' (4.27m x 3.05m)

Storage heater. Double glazed door opening to the balcony.

Kitchen: 8'8 x 7'1 (2.64m x 2.16m)

Modern kitchen comprising range of wall and base units with work surface over. Space for cooker. Space and plumbing for washing machine. Double glazed window.

Bedroom: 14' x 8'4 (4.27m x 2.54m)

Access to loft space. Double glazed window. Wardrobe recess.

Bathroom

Panelled bath. WC. Wash hand basin.

EXTERNALLY:

There are communal grounds and residents permit parking.

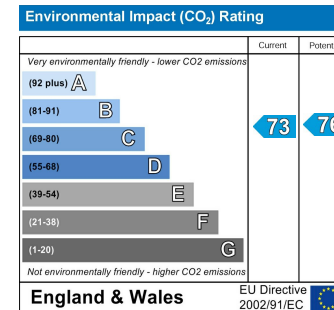
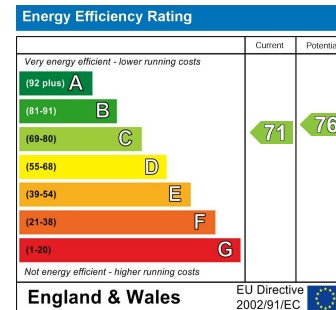
LEASE DETAILS:

We understand from our client that a 125 year lease was granted in 1998. There is an annual service charge currently of £1800 (approximate) per anum. Ground rent at £100.

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



Second Floor

