



**Flat 4 Mulberry Court Ardenlee Drive**

**Maidstone**

**ME14 5LX**

**Guide Price £260,000 - £275,000**



**Flat 4 Mulberry Court  
Ardenlee Drive**

**Maidstone  
ME14 5LX**



## Description

We have an exceptional first floor apartment located in a quiet cul de sac conveniently placed on the favoured Northern outskirts of the Town. The spacious accommodation is unrivalled in the area and extends to in excess of 1,000 sq ft. The light and airy rooms enjoy a Southern aspect with a balcony to the front. Reception hall 28 ft long, 3 double bedrooms, spacious lounge and fitted kitchen diner. There is gas central heating by radiations, double glazing, garage and extensive communal gardens. Offered with the balance of a 999 year lease with a combined service and ground rent of £1,000 per annum. Expected rental is £1,400 per calendar month. Potential buyers will have 1/6th share of the freehold.

## Location

Ardenlee Drive is located on the edge of the Vinters Park development near Sittingbourne Road. With local shops and schools on the estate being within half a mile of the Town Centre and mainline railway station. To the East of the County Town is Mote Park with its 450 acres, boating lake and leisure centre for all to enjoy. The M20, A20, M2, M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
4 Ardenlee Court Ardenlee Drive RE14 5LX

GROUND FLOOR  
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





## ON THE GROUND FLOOR

### PLLIARED ENTRANCE CANOPY

With security entry phone, and a wide sweeping staircase to the first floor landing.

### APARTMENT 4

**L-SHAPED ENTRANCE HALL** 27' 8" x 16' 0" (max)  
(8.43m x 4.87m)

Three built-in storage cupboards, one of which houses the modern consumer unit, window to front, radiator, wood block flooring, security entry phone.

**LOUNGE** 17' 0" x 14' 3" (max) (5.18m x 4.34m)

With a deep bay window to rear enjoying a Southern aspect and a pleasant open outlook over the communal gardens. Three double radiators.

**KITCHEN / DINING ROOM** 11' 4" x 11' 4" (3.45m x 3.45m)

Ceramic tiled floor, range of kitchen units with complimenting granite effect working surfaces. Stainless steel sink and mixer tap, four burner hob with extractor hood above and oven beneath. Space for washing machine and fridge freezer, extractor fan, tiled splashbacks, window to rear, Southern aspect, built-in cupboard housing Worcester gas filed boiler for heating and hot water, double radiator.

**BEDROOM 1** 11' 7" x 10' 4" (3.53m x 3.15m)

One double and one single built-in wardrobe cupboard, window to side, Western aspect, radiator.

**BEDROOM 2** 11' 4" x 10' 3" (3.45m x 3.12m)

Picture window to rear with a Southern aspect, double built-in linen cupboard with radiator, further built-in wardrobe cupboard.

**BEDROOM 3** 12' 0" x 9' 0" (3.65m x 2.74m)

Currently used as a dining room, radiator, casement door and window to balcony with iron balustrade.

**BATHROOM** 11' 7" x 8' 9" (3.53m x 2.66m)

White suite, panelled bath, electric shower over, wash hand basin, low level wc, ceramic tiled floor, radiator, light / shaver point, tiled splashbacks, window to rear.

### OUTSIDE

Spacious communal gardens surround the property, laid to lawn with mature trees and screening conifers. Garage en-bloc close by.

### Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, taking the third turning on the left into Claremont Road and Ardenlee Drive will be found first turning on the left, follow the road to the very end where Mulberry Court will be found.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

