



Flat 2 48-50 Chapelfield Way
Allington, Maidstone
ME16 9FS
Guide Price £275,000

**Flat 2
48-50 Chapelfield Way
Allington
Maidstone
ME16 9FS**



Description

Spacious, light and airy first floor apartment built in 2019 by Croudace Homes. Attractive ragstone facade, fitted to a high standard, located on this prestigious development. Located close to local amenities, motorway links, hospital and Barming train station connected to London. Beautifully presented benefitting from 25' long lounge diner, two double bedrooms (one with en-suite), good sized kitchen and family bathroom. Two allocated parking spaces to the rear. Extending to 854sq' with gas fired central heating and UPVC double glazing. No ground rent. Agents Note: It is considered that this property would achieve £1150-£1200 as a monthly rental on an assured short hold tenancy.

Location

Hermitage Park has been developed with great open spaces, located on the Western outskirts of the town in Allington, approximately one and a half miles from the centre. A selection of local amenities are available and provide shops for everyday needs, Barming main line railway station connected to London is a short walk away. Maidstone town centre offers a more comprehensive selection of amenities including two further railway stations connected to London. 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

D

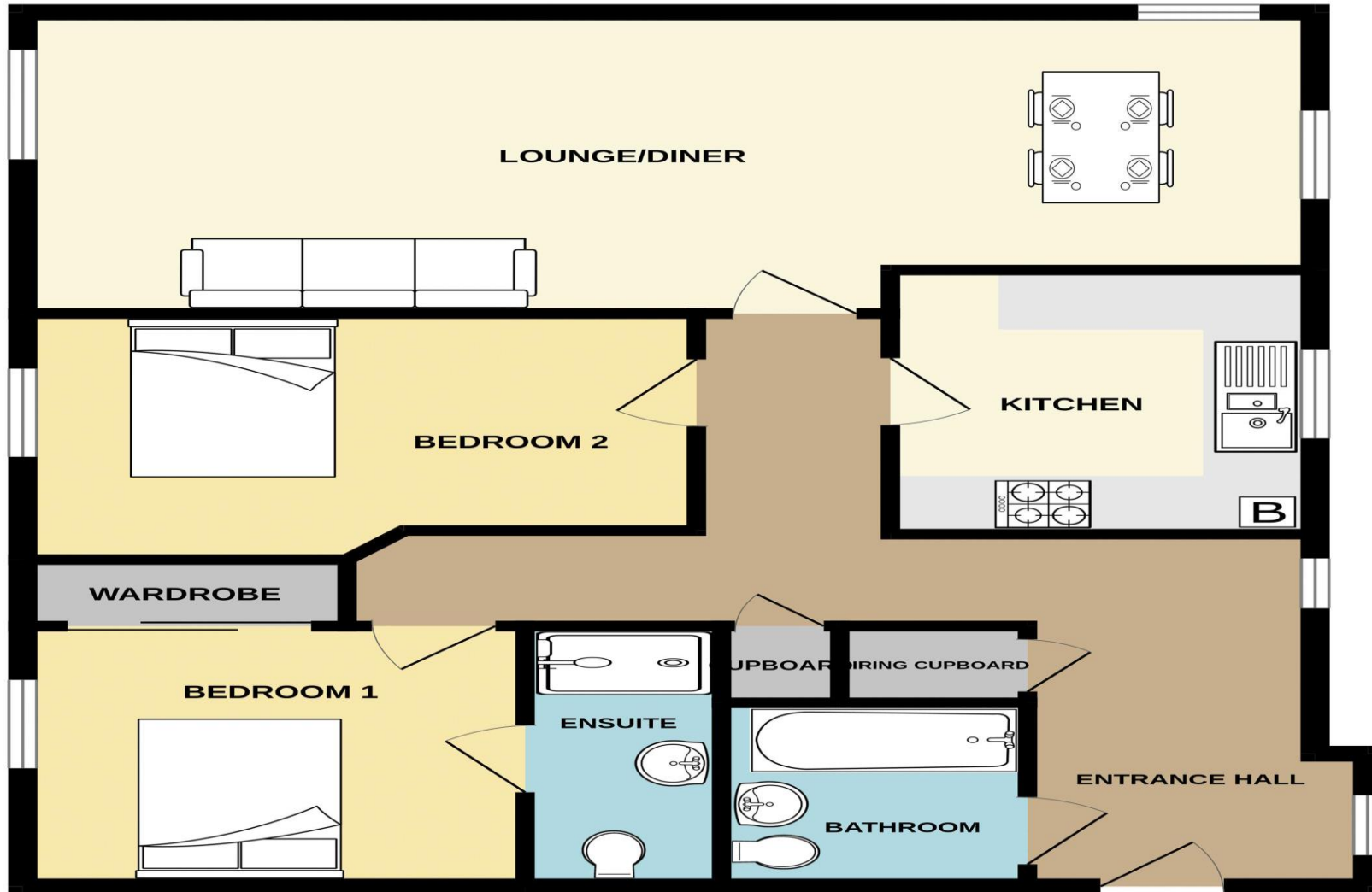
VIEWINGS STRICTLY BY APPOINTMENT

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)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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.
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COMMUNAL ENTRANCE

ENTRANCE

Stairs to all floors. Post boxes.

FLAT 2 FIRST FLOOR

ENTRANCE HALLWAY

Spacious hallway with built in storage cupboard. Airing cupboard with water cylinder. Two winders to front. Video entrance telecom for communal door. Two radiators. Recessed downlighters. Laminate flooring.

LOUNGE/DINING ROOM 25' 1" x 11' 3" (narrowing to 9'7") (7.64m x 3.43m)

Triple aspect windows with northern and southern aspects. Two double radiators. Carpets.

KITCHEN 9' 10" x 8' 7" (2.99m x 2.61m)

Comprehensively fitted kitchen with a range of high and low level units having grey door and drawer fronts and complementing working surfaces and matching upstands. Under cupboard lighting. Stainless steel one and half bowl sink with mixer tap. AEG oven with four burner gas hob, glass splashback and stainless steel extractor hood over. Space for fridge freezer, integrated Zanussi washing machine. Cupboard housing wall mounted Ideal gas fired boiler supplying central heating and domestic hot water throughout. Window to front. Recessed downlighters. Ceramic tiled floor.

BEDROOM 1 10' 2" x 9' 8" (3.10m x 2.94m)

Window to rear - southern aspect. Built in wardrobes with mirrored sliding doors. Radiator. Carpet.

EN-SUITE

White suite comprising shower cubicle with Aqualisa remote controlled shower, fully tiled walls and sliding door. Low level W.C. with concealed cistern and work top over. Cabinet with hung wash hand basin with mixer tap and tiled splashback. Heated towel rail. Ceramic tiled floor. Recessed downlighters and extractor fan. Shaver point.

BEDROOM 2 13' 8" x 9' 2" (narrowing to 8'1") (4.16m x 2.79m)

Window to rear. Radiator. Carpet.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment. Folding glass screen and tiled walls in bath area. Hung wash hand basin with mixer tap, working surface either side and cupboard beneath. Low level W.C with concealed cistern. Chromium plated heated towel rail. Recessed downlighters, extractor fan and shaver point. Ceramic tiled floor.

OUTSIDE

To the rear there is two allocated parking spaces.

Directions

From Maidstone leave via the Tonbridge Road, A26, for approximately two miles turning right into Fountain Lane, continue on at the next set of traffic lights, passing the heath and Rocking Robin Public House on your left, continue through the next set of traffic lights and as you approach the traffic light junction, Hermitage Park will be found on your right hand side. Continue into Chapelfield Way and the property will be found at the end of the road on the right hand side.



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