

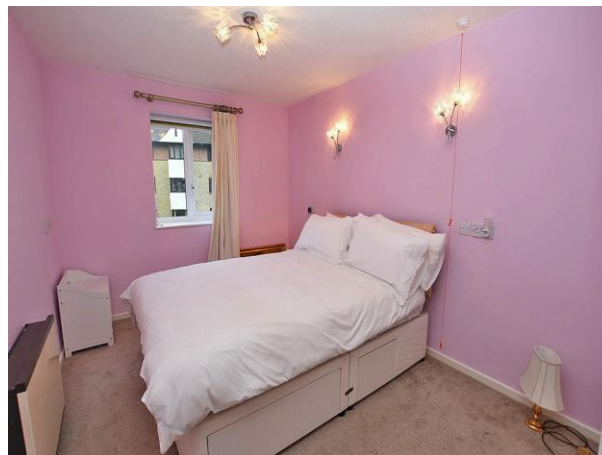


44 Mandeville Court Union Street
Maidstone
ME14 1JR
Guide Price £80,000 - £90,000

**44 Mandeville Court
Union Street**

**Maidstone
ME14 1JR**

**One bedroom retirement apartment for the over
60's, close to town centre and local amenities.**



Description

Great opportunity to purchase this one bedroom, first floor retirement apartment for the over 60's. Located close to town and local amenities, with parking to the front and communal gardens surrounding the property. Benefitting from electric storage heaters and UPVC double glazed windows, 18' lounge, shower room, kitchen and double bedroom with built in wardrobes. Agents Note: Annual Service Charge £2555

Location

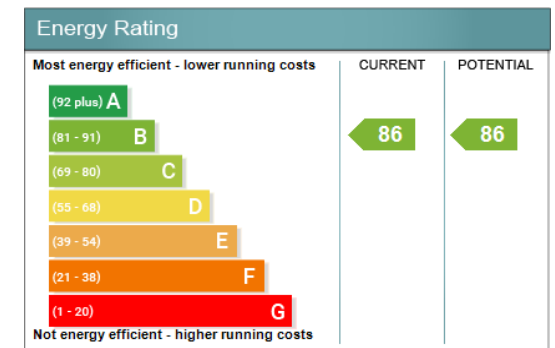
Located in a popular and convenient position within a 1/4 of a mile of the town centre. The county town offers excellent shopping facilities at The Mall and Fremlins Walk together with two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There are lovely open spaces at The Millennium Park on the river and Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports.

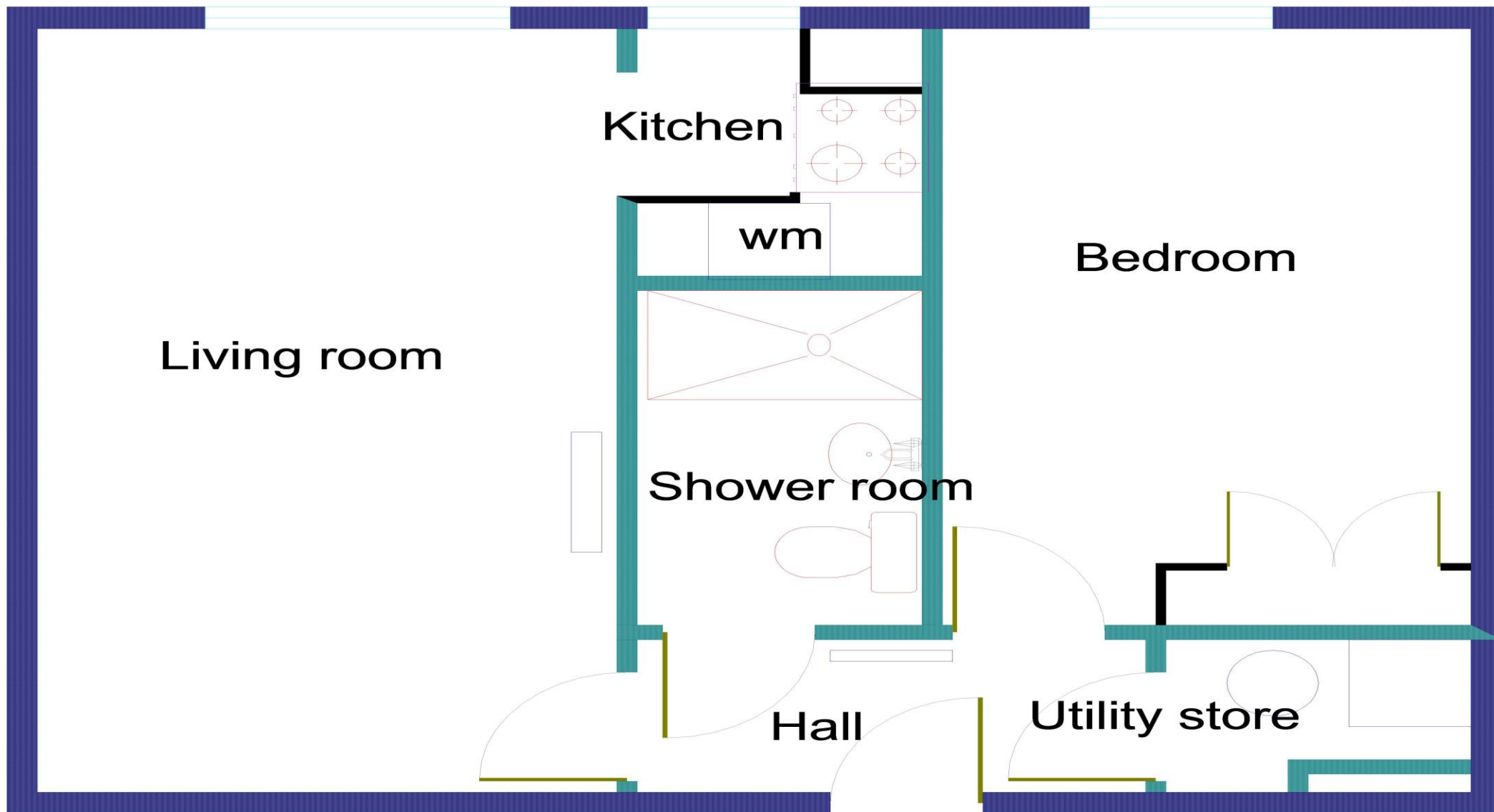
Council Tax Band

B

VIEWINGS STRICTLY BY APPOINTMENT

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





Floor area 453 sq' approximately.

N.B:Not to scale,for guidance only.



COMMUNAL ENTRANCE FOYER

Staircase & lift to all floors

APARTMENT 44

ENTRANCE HALL

Walk in storage cupboard with cold water tank with fitted immersion heater supplying hot water throughout. Shelving & consumer unit. Electric light. Night storage heater.

SHOWER ROOM

Step in shower with Triton shower and aqua boarding. Wash hand basin, low level W.C, electric shaver point, extractor and tiled splash backs.

LIVING ROOM 18' 2" x 9' 10" (5.53m x 2.99m)

Night storage heater. Window to rear overlooking communal grassed area. Two wall light points.

KITCHEN

Range of high and low level units having shaker style door & drawer fronts. Complementing woodblock effect working surfaces with tiled splashbacks. Stainless steel sink with mixer tap. Space for cooker and fridge freezer, plumbing for washing machine. Window to rear.

BEDROOM 13' 8" x 8' 8" (4.16m x 2.64m)

Double built in wardrobe. Night storage heater. Two wall light points.

OUTSIDE

Within the communal building there is a laundry room and communal lounge and on site manager.

There are communal gardens regularly maintained, for all to use. Parking with visitor spaces.

Directions

From our Penenden Heath office proceed in a easterly direction into Peneneden Heath Road at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, follow the road for some distance, turning right just beyond The Queen Anne public house into Union Street. Mandeville Court will be found a short distance along on the right hand side.



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