



Flat 110, Lee Heights Bambridge Court
, Maidstone
ME14 2LD
OIEO £200,000

**Flat 110, Lee Heights
Bambridge Court**

**Maidstone
ME14 2LD**



Description

Spacious 2nd floor apartment with an attractive wooded outlook front and rear. Featuring a west facing good sized balcony, much improved and decorated by the present owners with the recent installation of individual thermostatically controlled radiators throughout, principal bedroom with ensuite, 2nd double bedroom, luxury bathroom, well fitted kitchen, light and airy living room within 100 metres of the river bank and access to the Millenium park. Agents note: Ground Rent £240 per year, Service charge £1900 per annum payable half yearly. 136 years remaining on lease. Rental value of £1100 pcm.

Location

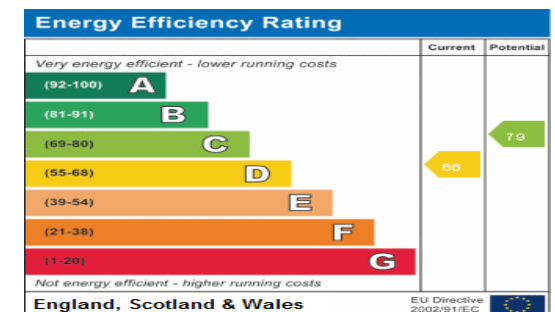
Lee Heights is conveniently placed on the northern outskirts of the town with easy access to the river and tow path which provide a most attractive walk into the county town. Maidstone has an excellent selection of amenities which include two museums, theatre, county library, multi-screen cinema and two 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

C

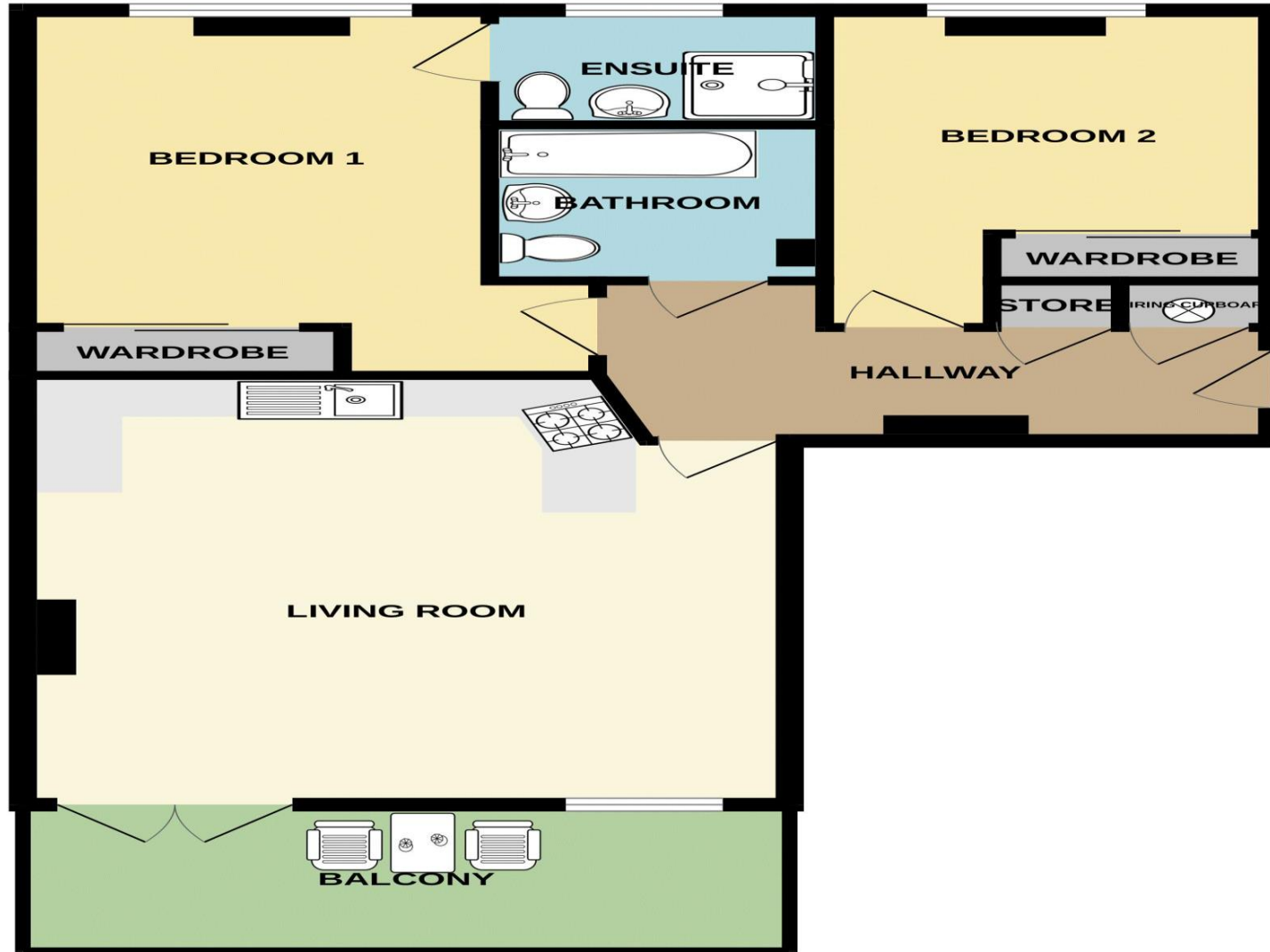
VIEWINGS STRICTLY BY APPOINTMENT

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



Reference:
Flat 110, T1, Heights

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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ON THE GROUND FLOOR

Communal entrance foyer with security entrance phone, staircase and service lift to all floors.

ON THE SECOND FLOOR

Landing, apartment 110.

ENTRANCE HALL

2 built in storage cupboards, one of which houses the hot water cylinder and immersion heater providing domestic hot water throughout. Thermostatic radiator.

LIVING ROOM/KITCHEN 18' 8" x 15' 7" MAX (5.69m x 4.75m)

Kitchen area, fitted with units having cream door and drawer fronts with complimenting work surfaces and mosaic tile splashbacks. 1 and half bowl stainless steel sink, mixer tap, 4 burner electric hob, oven beneath, extractor hood. Slimline dishwasher, plumbing for automatic washing machine, space for fridge freezer, vinyl flooring, kick heater. Living area, window and double casement doors enjoying a western aspect, providing access to the balcony, 15'7 x 6'4 pleasant wood outlook, paving and iron balustrade.

BEDROOM 1 15' 10" x 9' 9"max (4.82m x 2.97m)

Double built in wardrobe cupboard, window to front, double radiator.

ENSUITE SHOWER ROOM

White suite, shower cubicle, pedestal wash hand basin, low level wc, fan heater, mosaic splashback.

BEDROOM 2 13' 10" x 9' 4" (4.21m x 2.84m)

Double built in wardrobe cupboard, window to front, double radiator.

BATHROOM

Recently refurbished, white contemporary suite with hand basin and low level WC, with integrated storage cupboard, bath, aquaboard surround, large mirrors, vinyl flooring, heated towel rail.

OUTSIDE

Allocated parking space with further designated spaces for visitors, communal gardens.

Directions

From Maidstone leave via the A229, on Fairmeadow a continuation of which is Engineers Road, at the Springfield library take the first exit for Springfield turning right passing the old library and Leigh Heights will be found at the end of the road on the left hand side, with automatic gates.



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