



20 Basing Close
Maidstone
ME15 7UZ
OIEO £140,000

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Description

Superb purpose built 1st floor flat, located in a well established position backing on to a play park and playing field, yet within half a mile of the town centre. Large picture windows create a light and airy interior which extends to just under 600 square feet, with gas central heating and double glazed windows. Superb rental potential with a yield of 7.5% gross expected. Agents Note: The property is being offered with a new 125 year lease with annual ground rent of £50 and a annual service charge of £1400 payable quarterly.

Location

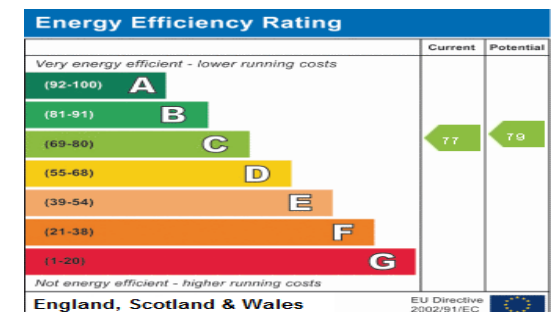
The property is located close to Mote Park and with it's 450 acres, boating lake, leisure centre and municipal swimming pool and host to Maidstone rugby club, cricket club and squash club. The unique position in this quiet backwater yet within a 1/4 of a mile of the town centre with its excellent selection of amenities including 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. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and senior with a wider selection of Grammar schools and collages in and around the town centre.

Council Tax Band

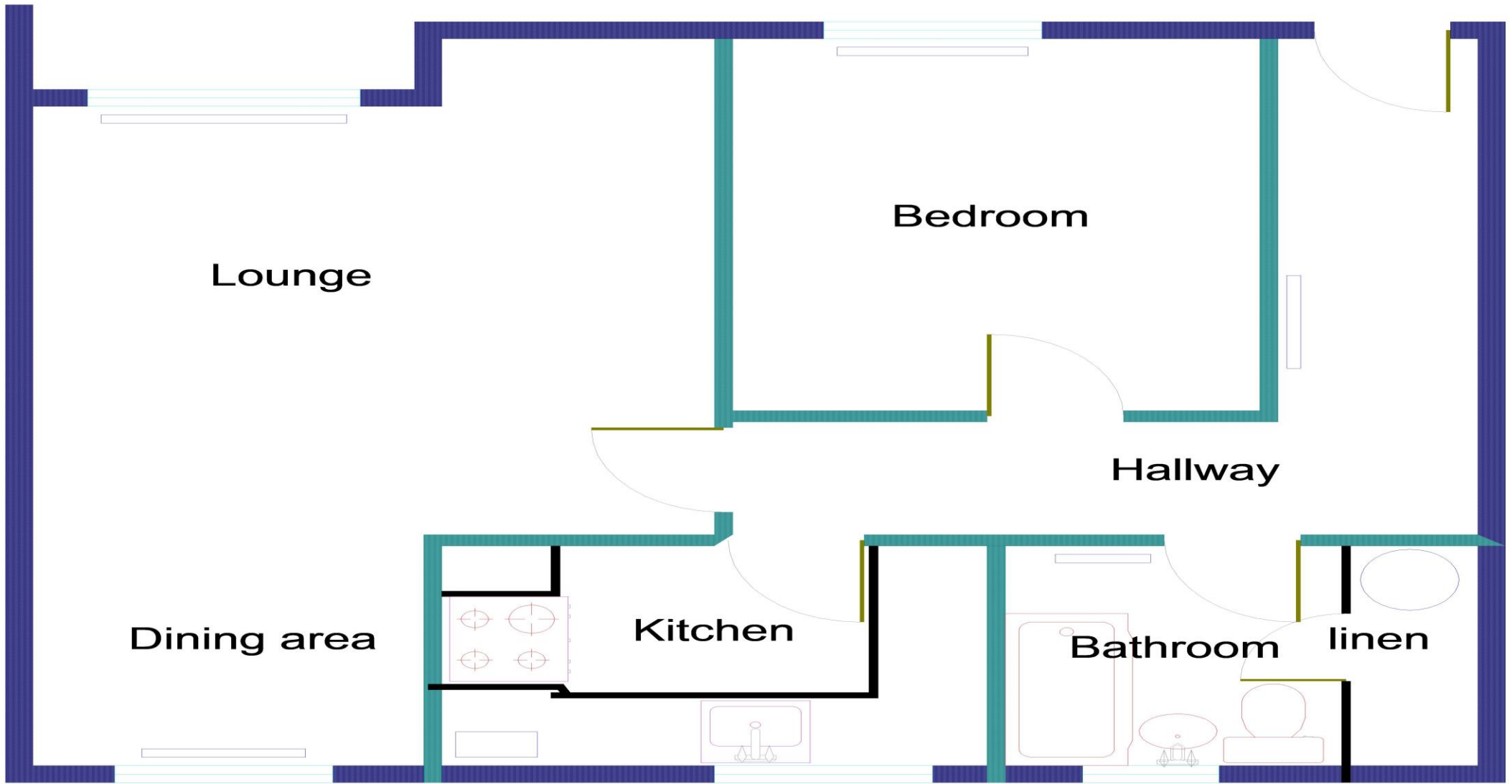
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VIEWINGS STRICTLY BY APPOINTMENT

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



Address:
20 Basing Close, Maidstone, Kent, ME15 7UZ



Lounge

Bedroom

Hallway

Dining area

Kitchen

Bathroom

linen

S

E

W

N

Floor area 606 sq' approximately.

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



L SHAPED ENTRANCE HALL ON THE FIRST FLOOR

Approached by a covered staircase from the ground floor.

HALLWAY 14' 9" x 13' 9" Max. (4.49m x 4.19m)

LOUNGE/DINING ROOM 19' 6" x 12' 6"
NARROWING TO 7' IN DINING ROOM (5.94m x 3.81m)

Picture window to front affording a pleasant open outlook with a Southern aspect. Further window to rear, overlooking St Phillips church, 2 radiators.

KITCHEN 10' 3" x 6' 6" (3.12m x 1.98m)

Fitted with units, 1 and half stainless steel sink, mixer tap, space for washing machine, gas cooker with extractor hood above, wall mounted Worcester gas boiler for heating and hot water, tile effect flooring, window overlooking St Phillips church.

BEDROOM 11' 0" x 9' 9" (3.35m x 2.97m)

Window to rear, southern aspect, pleasant outlook, radiator.

BATHROOM

White suite, panelled bath, separate shower over, pedestal hand basin, low level wc, window to rear, double radiator, built in linen cupboard.

OUTSIDE

Communal gardens surround the property, residents parking area on a first come first served basis.

From the Penenden Heath Office, turn right into Penenden Heath Road, At the roundabout take the 2nd exit onto Sittingbourne Road (A249) continue down, through Albion Place to the lights, light left on to Andrew Broughton Way/A20, turn right at the BP garage onto Square Hill Road, turn right at the roundabout, turn left onto Hastings Road, turn right onto Waterloo Street, turn left onto Basing Close.

Directions



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01622 671200



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