



13 Twyford Court  
Maidstone  
ME14 5RX  
OIEO £240,000



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Twyford Court  
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ME14 5RX**

**Stunning ground floor maisonette.**



## Description

Stunning ground floor maisonette in one of the most sought after pedestrian cul-de-sacs on the development, close to the nature reserve. Benefitting from 119 year lease, completely redecorated with a superb fitted kitchen with a full range of integrated appliances, luxuriously appointed bathroom featuring a P-shaped bath, new carpets and flooring throughout. The rear garden is most attractively landscaped with extensive paved patio area with artificial grass. Garage in block close by. Agents Note: It is considered that this property would achieve £1050 as a monthly rental on an assured short hold tenancy.

## Location

Twyford Court is located on the fringe of this sought after development overlooking the nature reserve with its 8 acres. The development also boasts a community centre with pre school, shopping parade providing for everyday needs and excellent educational facilities at Eastborough, Valley Park and Invicta schools. Maidstone town centre is some 1 & 1/2 miles distant and offers a more comprehensive 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. Mote Park is approximately one mile distant and has 450 acres, boating lake, leisure centre and municipal swimming pool.

## 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.**

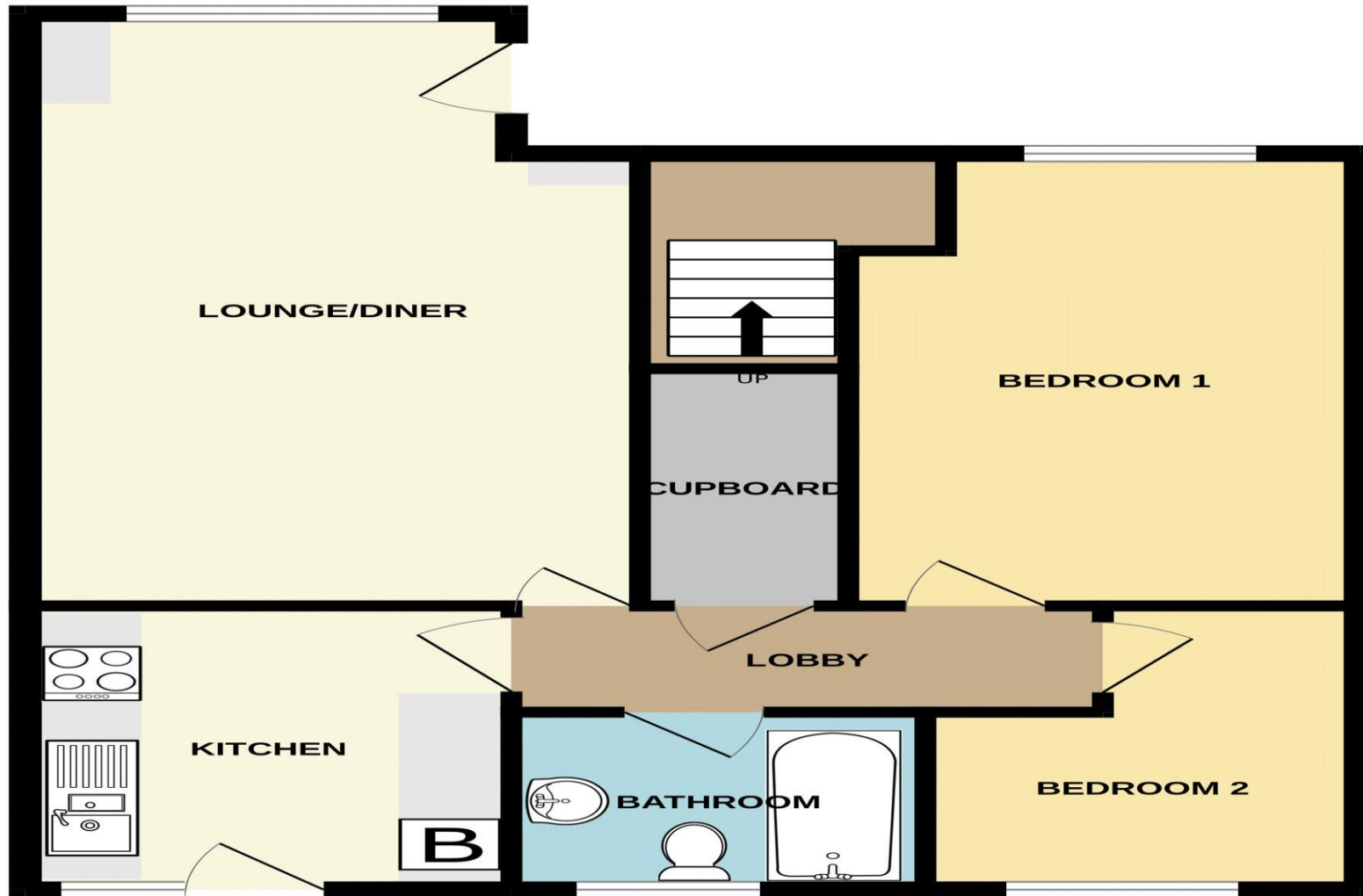


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		70	70
EU Directive 2002/91/EC			

Reference:  
13 St John Court, E14 5RX



**GROUND FLOOR**  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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## **LOUNGE/DINING ROOM** 21' 0" x 11' 0" (6.40m x 3.35m)

Continuous laminate flooring. Double radiator. Meters cupboard. Large picture window to front enjoying a delightful wooded outlook.

### **INNER HALLWAY**

Understairs storage cupboard. Laminate flooring.

## **KITCHEN** 9' 10" x 8' 9" (2.99m x 2.66m)

Comprehensively fitted with oak faced door and drawer fronts with stainless steel fittings and complementing working surfaces. Stainless steel sink and mixer tap. Glazed display cabinets. Four burner electric hob with extractor hood above and eye level oven and microwave. Plumbing for washing machine. Integrated fridge and freezer. Mosaic tiled splashbacks. Slate flooring. Cupboard housing gas fired boiler. Half glazed door and window to rear, western aspect.

## **BEDROOM 1** 16' 4" x 9' 0" (4.97m x 2.74m)

Picture window to front with delightful outlook, eastern aspect. Radiator.

## **BEDROOM 2** 9' 11" x 8' 1" (3.02m x 2.46m)

Window overlooking rear garden, western aspect. Radiator.

### **BATHROOM**

White contemporary suite with chromium plated fittings featuring a P-shaped bath with side mixer tap and shower over. Curved shower screen. Wash hand basin. Low level W.C Fully tiled walls. Chromium plated heated towel rail. Window to rear.

### **OUTSIDE**

To the front of the property is a plum slate bed with architectural shrubs. The rear garden may be accessed by an underpass and measures 26ft x 25ft fully fenced with an extensive Indian sandstone sun terrace. Artificial grass area, western aspect. Garage in block close by with up and over entry door.

### **Directions**

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road, taking fourth turning on the right hand side into Bargrove Road, first left into Newenden Close and Twyford Court will be found to the right, at the end of the road.



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