



22 Barden Court St. Lukes Avenue  
Maidstone  
ME14 5AP  
Price: £170,000



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## Description

Modern first floor apartment forming part of this prestigious development of McCarthy Stone retirement homes set in neatly laid communal gardens on the favoured northern outskirts of the town.

The Barden Court retirement development offers excellent facilities with qualifying age of 60 or over respectively, with laundry room, guest accommodation, communal lounge, 24-hour care line and on site manager. The apartment is arranged on 1 floor and extends to 650 square feet and has been modernised with fitted kitchen and bathroom/shower room, double glazing, and fitted wardrobes to the bedroom.

The accommodation benefits from emergency pull cords linked to 24hr assistance, UPVC framed double glazing and electric heating.

## Location

Conveniently placed within 1/2 a mile of the town centre, The County Town offers an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, library, multi-screen cinema, theatre and two railway stations connected to London.

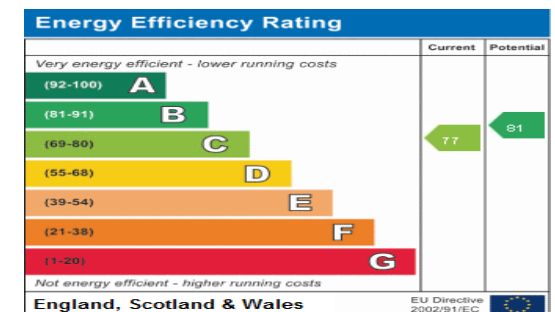
The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

## Council Tax Band

D

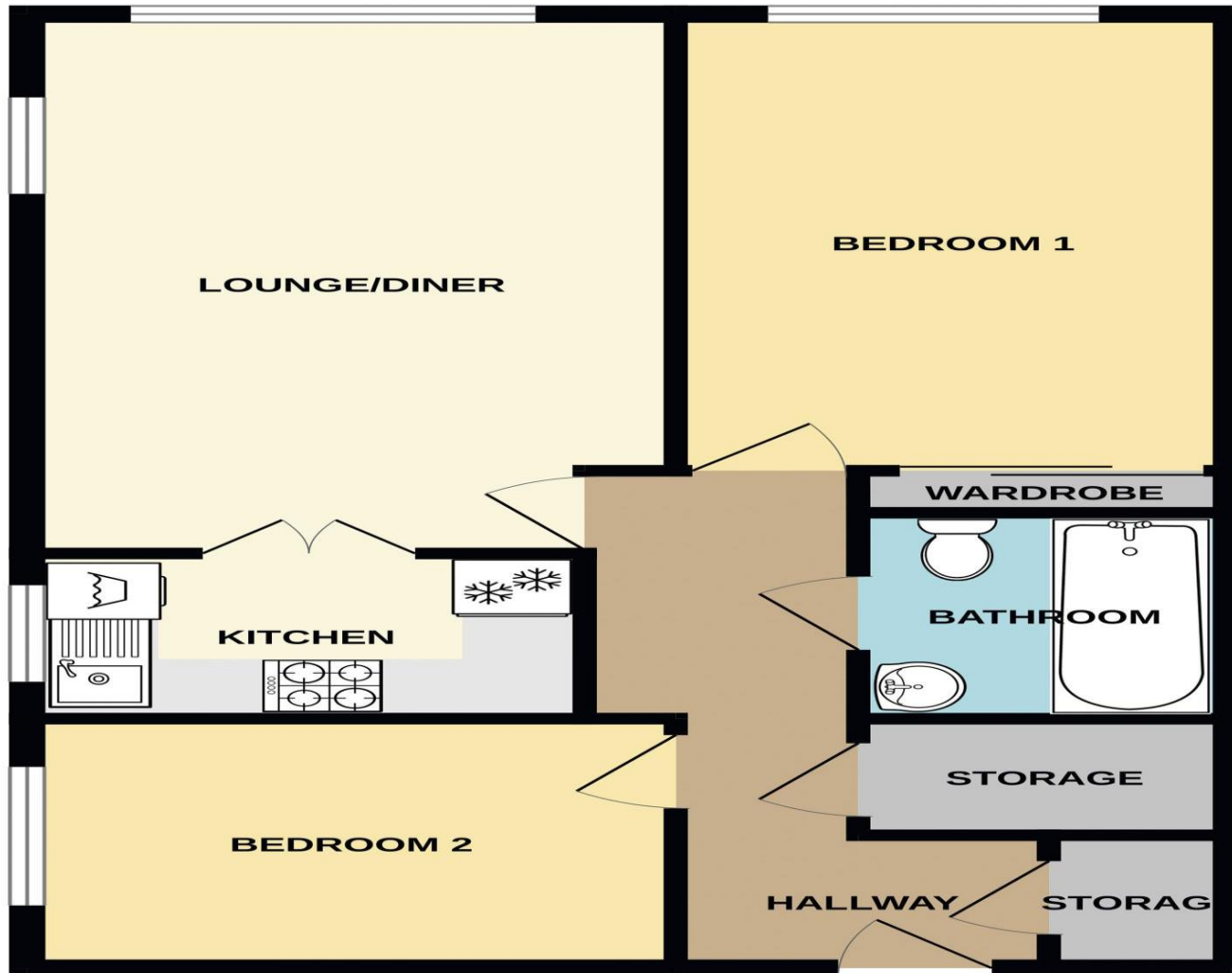
## VIEWINGS STRICTLY BY APPOINTMENT

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



Address:  
22 Barden Court, Blakes Avenue, Park Hill, Sheffield S21 1AP

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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 FOYER

Access to Managers Office, laundry room and guest suite. Communal lounge with seating and small kitchen area. Lift and staircase to first floor landing.

## APARTMENT 22

Spacious entrance hall with security entrance phone, built in storage cupboard, further walk in utility store cupboard with hot water cylinder providing domestic hot water throughout. night heater

## LOUNGE 17' 0" x 10' 6" (5.18m x 3.20m)

Featuring double aspect windows with a light and bright outlook over the well maintained communal gardens, storage heater, 2 wall light points, double casement doors to kitchen.

## KITCHEN 9' 0" x 5' 7" (2.74m x 1.70m)

Beautifully fitted with units with contemporary door and draw fronts, stainless steel handles, wood block working surfaces, white enamel sink, chrome mixer, range of high and low level cupboards, 4 burner electric hob, oven beneath, concealed extractor hood, integrated fridge/fridge and AEG washer/dryer, metro tile splashbacks, window with blind, vinyl flooring.

## BEDROOM 1 15' 7" x 9' 0" (4.75m x 2.74m)

Night storage heater, window to front, delightful outlook, built in wardrobe cupboard.

## BEDROOM 2 10' 6" x 8' 6" (3.20m x 2.59m)

Window to side, night storage heater.

## BATHROOM

White suite featuring a walk in bath, shower combined with mixer and hand shower, wash hand basin, low level wc, fully tiled walls, featuring aquaboard around the bath area, vinyl flooring, heated towel rail.

## OUTSIDE

The property is set in well maintained communal gardens with mature trees and shrubs, resident private parking area.

## Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road at the second set of traffic lights turn right into Holland Road, taking the first turning on the right into St Lukes Avenue and Barden Court will be found some distance along on the right hand side.





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