



5 St Andrews Park Tarragon Road  
Maidstone  
ME16 0WD  
Price £295,000

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## Description

This exquisite apartment is located on this unique Grade II listed development converted from a former Victorian hospital, set in sweeping park like grounds, featuring deep shrubbery, mature trees and defining iron railings and pathways. Oakwood Park is situated on the Western outskirts of the town, adjacent to Barming which offers a mainline railway station, local shops and schools and is within walking distance of Maidstone Hospital. Easy access to the M20 and A26 with connections to London, the Channel ports, Tonbridge Wells and Sevenoaks. East Farleigh station is within 1 mile and has connections to Paddock Wood and the Charing Cross line.

Agents Note: It is considered that this property would achieve £1300 as a monthly rental on an assured short hold tenancy.

## Location

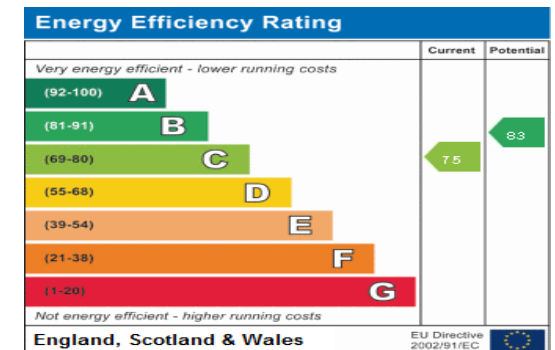
Located on this prestigious development on the western outskirts of the town. The apartment is conveniently placed within easy walking distance of a selection of shops providing for everyday needs, with Barming mainline railway station being within a quarter of a mile with connections to London on the Victoria Line. There is a further selection of extensive retail units at the Quarrywood Trading Park. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and a wide selection of schools and colleges for older children. The M20/M2/M25 and M26 are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

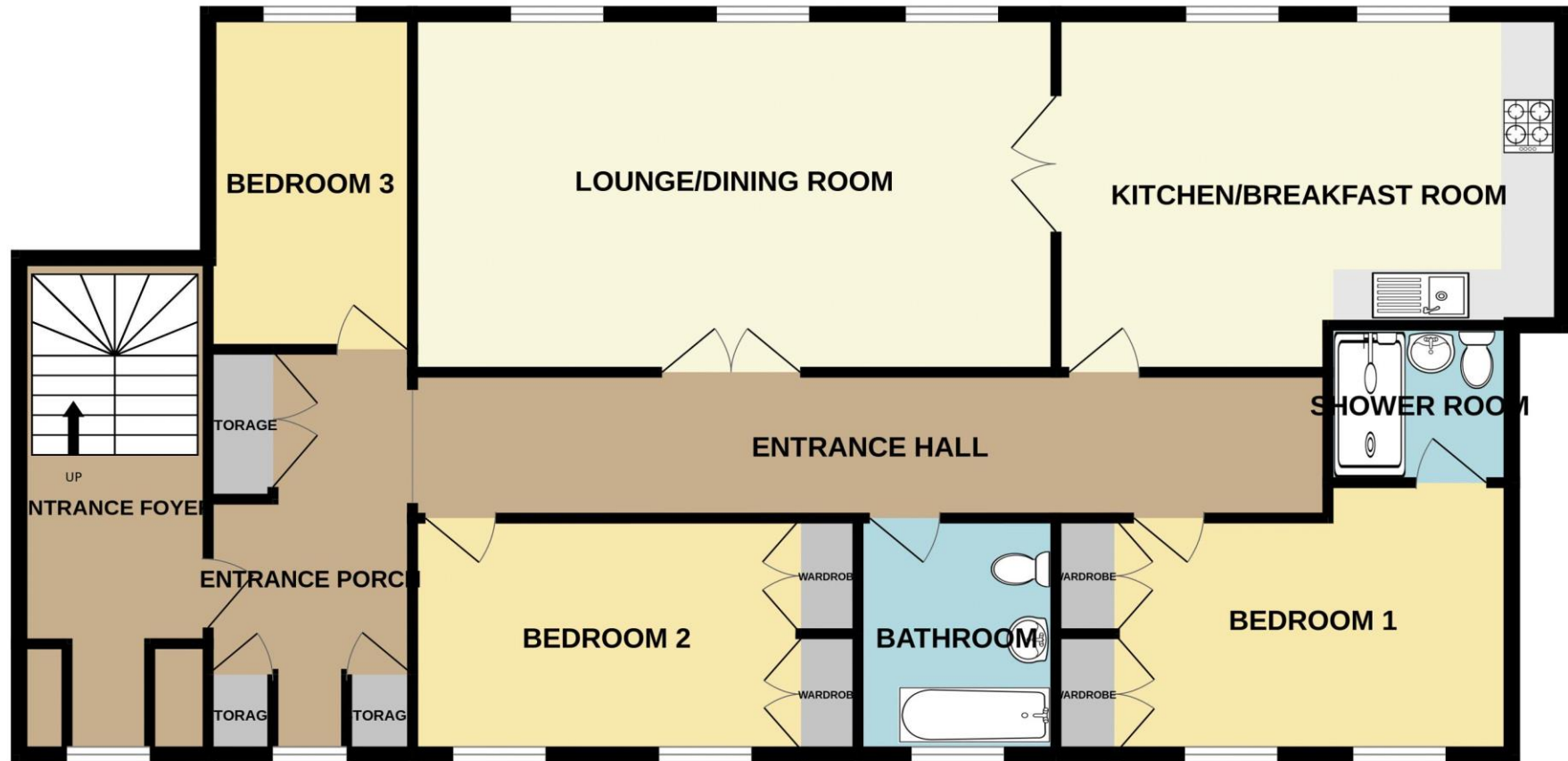
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## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Stairs to all floors.

### ON THE FIRST FLOOR

#### ENTRANCE HALLWAY

Built in storage cupboards, window to front. Security entrance phone.

#### LOUNGE 23' 1" x 12' 11" (7.03m x 3.93m)

Three sash windows to the front enjoying a southern aspect. Two sets of glazed french doors leading to kitchen and hallway. Two radiators. Wall lights.

#### KITCHEN/DINING ROOM 17' 11" x 10' 4" (5.46m x 3.15m)

Range of high and low level units having beech effect door and drawer fronts. Complementing working surfaces with tiled splash backs. Sink unit with mixer tap. Integrated double oven with gas hob and extractor hood over. Space for fridge freezer. Integrated washing machine and dishwasher. Two sash windows affording southern aspects.

#### PRINCIPAL BEDROOM 14' 2" x 9' 5" (4.31m x 2.87m)

Two double built in wardrobes. Two windows. Radiator.

#### EN-SUITE SHOWER

Shower cubicle with thermostatically controlled shower and tiled walls. Low level W.C, pedestal wash hand basin with tiled splash back. White heated towel rail. Extractor fan. Shaver point. Vinyl flooring.

#### BEDROOM 2 13' 10" x 8' 7" (4.21m x 2.61m)

Two double built in wardrobes. Two windows. Radiator. Carpet. Wall light.

#### BEDROOM 3 12' 2" x 7' 2" (3.71m x 2.18m)

Window overlooking communal gardens. Radiator. Carpet.

#### BATHROOM

White suite comprising panelled bath with shower over, tiled walls and curtain and rail. Pedestal wash hand basin with mixer tap and low level W.C. Vinyl flooring. Extractor fan.

#### OUTSIDE

To the front there is allocated parking and visitor parking. Landscaped gardens surround the property.

#### Directions

From Maidstone leave via the Tonbridge Road, A26 turning right after approximately one and a half miles into Queens Road, taking the first turning on the left and St Andrews Park will be found the first building on the left.



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