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Flat 2 35 Union Street, Maidstone, Kent. ME14 1ED.

£85,000 Leasehold

## Property Summary

**\*\*CASH BUYERS ONLY\*\***

"I think this property is a great investment opportunity for any Landlord". - Matthew Gilbert, Branch Manager.

Available to the market is very individual investment opportunity within Maidstone town centre. This studio maisonette also has the huge advantage of a private parking space to the rear of the home.

The property comprises of an entrance door to the rear with two sets of stairs that lead to the landing area. There is a kitchen, shower room and a lounge/bedroom. This home has been updated in recent years to include double glazed windows and electric panel wall heaters throughout.

Maidstone has an incredibly wide range of amenities to include shops, cinema, theatre and many restaurant's. There are also great commuter links with immediate access to the M20 as well as a mainline railway to London Victoria.

Any potential buyers must be able to purchase with cash funds due to the low numbers of years left on the lease. being offered to the market with no forward chain, book an appointment as soon as possible to avoid disappointment.

## Features

- Studio Maisonette
- Good Condition Throughout
- Allocated Parking Space
- Double Glazing
- Council Tax Band A
- Cash Buyers Only
- No Forward Chain
- Town Centre Location
- EPC Rating: C

## **Ground Floor**

### **Front Door**

Main entrance via rear of building with stairwell to second floor. Double glazed window to side.

## **Second Floor**

### **Landing Area**

### **Kitchen**

Double glazed window to rear. Range of base and wall units. Integrated electric hob with stainless steel extractor over. Electric oven. Sink. Electric tap heater. Localised tiling. Space for washing machine and fridge. Cupboard. Electric wall heater.

### **Lounge/Bedroom.**

Double glazed window to front. TV point.

Electric wall heaters. Cupboard housing consumer unit. Hatch to loft access.

### **Shower Room**

Fully tiled walls. Suite comprising of low level WC, wash hand basin with cupboard and corner shower cubicle. Electric towel radiator. Extractor.

## **Exterior**

### **External**

Pedestrian access to entrance.

### **Parking**

One allocated parking space.

### **Agents Note**

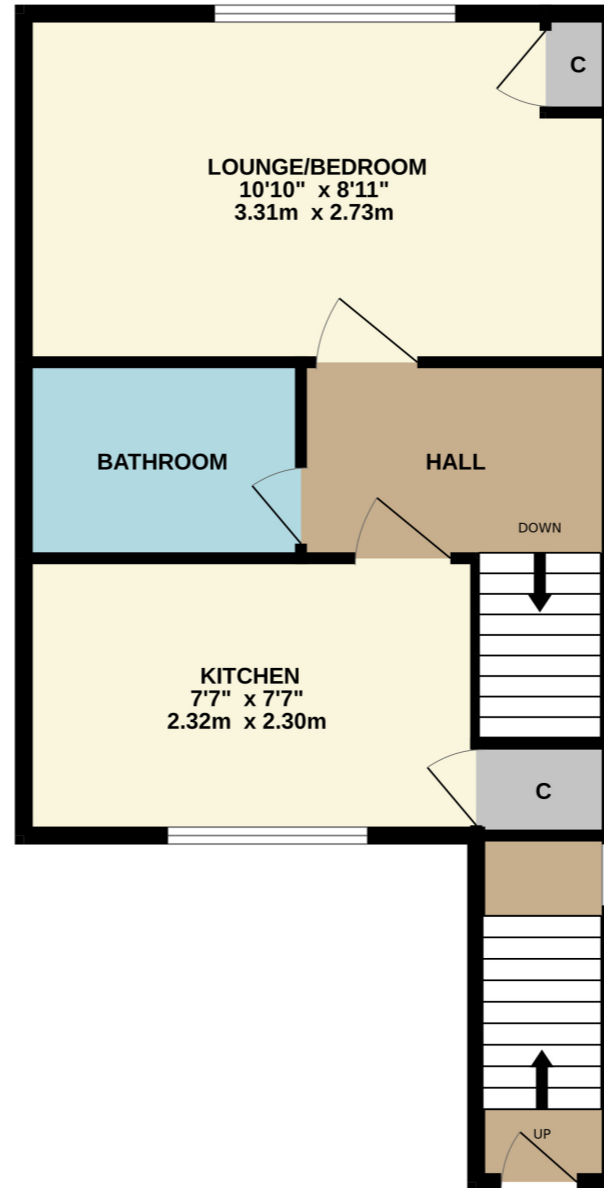
Lease - 99 years from 1983

Ground rent - £100.00 per year

Building insurance - £284.05 per year



MAISONETTE



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. Interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



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