



philip INDEPENDENT
ESTATE AGENT
Jarvis



20 Cudham Close, Maidstone, Kent. ME14 5QG.

£239,500 Leasehold

Property Summary

"This maisonette is surprisingly spacious and so well positioned for the town centre and nearby motorway network". - Philip Jarvis, Director.

A two bedroom first floor maisonette found within the popular Vinters Park area of Maidstone.

This well presented property benefits from a 17ft sitting/dining room and modern kitchen and bathroom. Both bedrooms are double rooms with bedroom one having a small balcony off it.

The maisonette benefits from double glazing, gas central heating and in our opinion is presented in very good decorative order.

There is an enclosed private garden to the rear and a garage found in the nearby block.

There is no onward chain and the maisonette is being sold with approximately 138 years left on the lease.

Well positioned, the town centre is found within easy access and the M20 motorway network is found nearby.

Features

- Two Bedroom First Floor Maisonette
- Modern Kitchen & Shower Room
- Small Balcony Off Bedroom One
- Private Garden To Rear
- 138 Years Remaining On Lease
- EPC Rating: D
- Sitting/Dining Room
- Two Double Bedrooms
- Double Glazing & Gas Central Heating
- Garage In Nearby Block
- Popular Vinters Park Location
- Council Tax Band B

Ground Floor

Entrance Door To

Lobby

Storage meter cupboard. Stairs to first floor.

Landing

Sitting/Dining Room

17' 6" x 12' 9" max narrowing to 11' 6" (5.33m x 3.89m)
Double glazed window to front. Two radiators.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m) Double glazed window to rear. Range of modern base and wall units. Stainless steel one and a half bowl sink unit. Zanussi electric oven and hob with extractor over. Integrated fridge. Integrated washing machine. Free standing freezer. Larder cupboard.

Bedroom One

15' 4" x 13' 4" max narrowing to 11' 4" (4.67m x 4.06m)
Double glazed window and door to small balcony.
Radiator.

Bedroom Two

10' 10" x 10' 7" narrowing to 8' 0" (3.30m x 3.23m)
Double glazed window to rear. Cupboard housing Vaillant gas central boiler.

Shower Room

Double glazed frosted window to rear. Contemporary white suite of concealed low level WC and vanity hand basin. Walk in double shower. Fully tiled walls and floor. Chrome towel rail. Downlighting.

Exterior

Garden

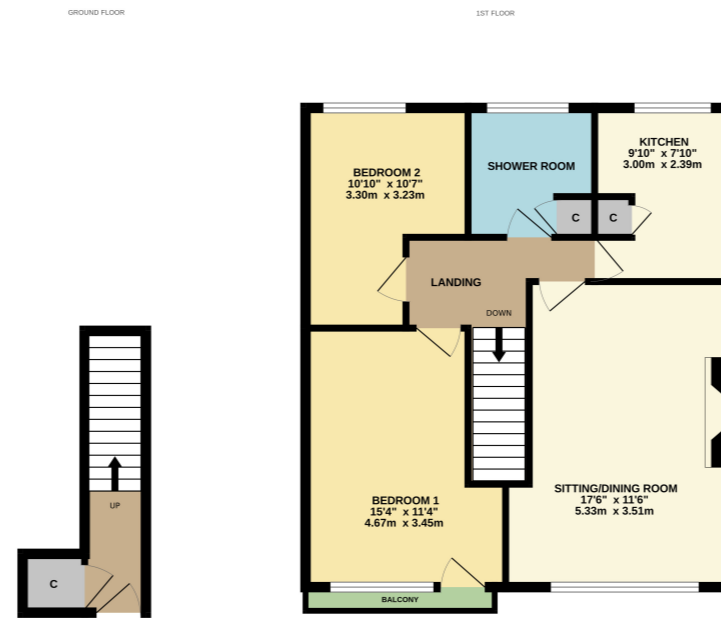
There is an enclosed garden measuring approximately 25ft by 25ft. The garden is accessed via a footpath to one side of the property.

Garage

There is a garage found in a nearby block.

Agents Note

The maisonette is a leasehold property with approximately 138 years remaining on the lease. We have been informed there is no ground rent and the owner is responsible for their own buildings insurance. There is also no formal maintenance charge.



While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With



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 contract, 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.

