



philip INDEPENDENT
ESTATE AGENT
Jarvis

Oak House
Flats 14-22



16 Cobnut Avenue, Maidstone, Kent. ME15 8WH.

£230,000 Leasehold

Property Summary

"It is not often that a ground floor apartment becomes available, especially one in such good condition". - Philip Jarvis, Director.

A two bedroom ground floor apartment built approximately eight years ago by Redrow Homes.

The accommodation is arranged with an open plan living space with a contemporary fitted kitchen area with integrated appliances at one end and a sitting room area to the other. There is an ensuite shower room off the first bedroom plus a second double bedroom and bathroom.

There is also double glazing and gas central heating.

There is one allocated parking space found to the rear of the building.

Well positioned, the town centre is only a short drive away and there is good access to the three railway stations in Maidstone and the M20 motorway.

Features

- Two Bedroom Ground Floor Apartment
- Integrated Appliances
- Second Double Bedroom
- Allocated Parking Space
- EPC Rating: B
- Open Plan Living/Kitchen Area
- Ensuite Shower Room To Bedroom One
- Double Glazing & Gas Central Heating
- Popular Residential Area
- Council Tax Band C

Ground Floor

Entrance Door To Hall

Intercom. Radiator.

Living/Kitchen Area

22' 0" x 14' 2" max (6.71m x 4.32m) Double glazed window to side and rear. Two radiators. Range of modern base and wall units. AEG electric oven. AEG four ring gas hob with extractor hood over. Stainless steel one and a half bowl sink unit. Integrated fridge/freezer. Integrated washing machine and slimline dishwasher. Cupboard housing Ideal gas central heating boiler.

Bedroom One

10' 10" x 10' 9" (3.30m x 3.28m) Double glazed window to rear. Radiator. Double wardrobe cupboard. Door to

Ensuite Shower Room

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and fully tiled shower cubicle. Chrome towel rail. Extractor.

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m) Double glazed window to rear. Radiator.

Bathroom

White suite of low level WC, pedestal hand basin and panelled bath with separate shower unit. Part tiling. Chrome towel rail. Extractor. Flooring.

Exterior

Parking

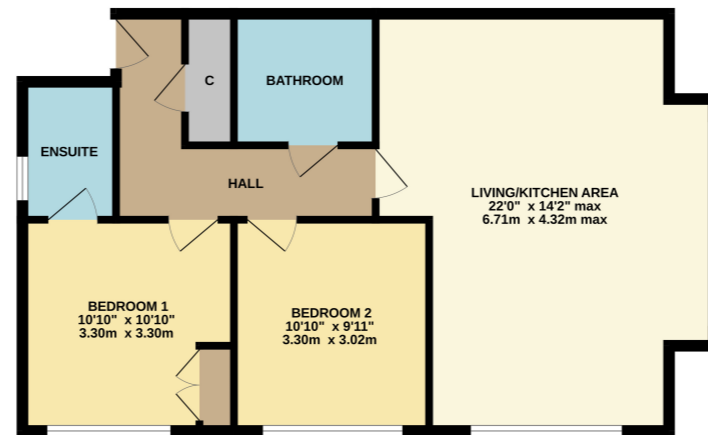
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Agents Note

The flat is a leasehold property. As of 2024, there are approximately 116 years left on lease. The service charge is currently £1,460.00 per year and the ground rent is £250.00 per year.



GROUND FLOOR



We'd 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 guidance purposes only and should be used in such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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