



APPROX. FLOOR AREA
600 SQ.FT.
(55.76 SQ.M.)

TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.76 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Zone Media 62020

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Guinevere Point
Maidstone ME14 2FJ
Guide Price £195,000

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ONLY 6 MONTHS OLD - This IMMACULATE one bed apartment is in a CENTRAL location with easy access to motorways and train stations. This apartment is complete with HIGH SPEC integrated appliances from kettle tap to digital bathroom mirrors. Internally the property offers contemporary bathroom, large double bedroom with a double integrated wardrobe, an open plan kitchen diner/living room and an external balcony.

The apartment building itself offers an attractive lobby area and lifts. Being based on the 8th Floor the property offers FANTASTIC views across Maidstone.

Externally the property comes with one allocated parking space.

ONLINE VIEWING AVAILABLE BY REQUEST - 01732 522 822

- Nearly New with NHBC Warranty
- One Double bedroom
- Bathroom
- High Spec Kitchen/Diner (with Integrated Appliances)
- Balcony
- Fantastic Views
- 8th Floor
- Lift and Lobby Area
- Central Location
- One Allocated Parking Space



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-95) A		(91-95) A	
(81-90) B		(81-90) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Council Tax Band C (£1627pa)
 UPVC Double Glazing
 Electric Heating
 Service Charge - £750pa
 Ground Rent - £300pa
 Length of Lease - 999 years from 2020
 10 Year NHBC Warranty

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

