



TOTAL APPROX. FLOOR AREA 49.5 SQ.M. (533 SQ.FT.)

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
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Oxford Gardens
Maidstone ME15 8FJ
Guide Price £145,000



**** NO ONWARD CHAIN **** A large first floor apartment situated in a modern, purpose-built block on the outskirts of Maidstone Town Centre.

The spacious accommodation comprises of entrance hall with built in cupboard, spacious sitting/dining room, separate kitchen area, double bedroom and modern fitted bathroom.

Externally the property benefits from its own allocated parking space to the rear and attractive communal gardens to the front.

- First Floor Apartment
- 1 Bedroom
- Kitchen
- Living/Dining Area
- Bathroom
- Allocated Parking (Permit)
- Easy Transport Links Into Maidstone Town Centre
- End Of Chain



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	80		

Energy Efficiency Rating: A (80-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).
 Environmental Impact (CO₂) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).



Location

The property is located on the outskirts of Maidstone Town Centre near the attractive Mote Park. It has a selection of amenities on its doorstep and access to good transport links. Bearsted station is approximately 1.7 miles away and Maidstone West station is approximately 2.1 miles away. There is easy access to the M20 motorway. Maidstone itself offers a great selection of shops, eateries and entertainment facilities.

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.

ADDITIONAL INFORMATION

Council Tax Band - B
 Service charge - £95pcm
 Ground rent - £100pa
 125 years on the lease from 2009

