



TMS

ESTATE AGENTS



Kingfisher Meadow, Maidstone, ME16 8RD

£1,200 Per Month



- 2 BED APARTMENT WITH BALCONY
- ALLOCATED PARKING FOR 1 CAR
- COUNCIL TAX BAND B AS OF AUGUST 2020
- MAIDSTONE TOWN CENTRE
- ENSUITE & FAMILY BATHROOM

- KINGFISHER MEADOWS
- NO PETS
- BALCONY
- FIRST FLOOR
- UNFURNISHED / LONG TERM LET



AVAILABLE AUGUST 2025 ~ 2 BEDROOM FIRST FLOOR APARTMENT ~ GATED DEVELOPMENT.

This superb 2 bedroom apartment is positioned on the corner of the building within the popular Kingfisher Meadow which is positioned close to Maidstone town centre. There is under cover parking and this is gained via secure gates and there is walking access to the river Medway.

The communal entrance door leads to the entrance hall with private door to the apartment. There is a security entry phone system and in the hallway is an airing cupboard as well as doors to all rooms. The lounge has full height windows to one corner with door access to the good size balcony which over looks the central area of the development. The kitchen is open plan to the lounge and has a range of modern wall and base units and benefits from integrated washing machine and fridge freezer as well as a built in electric oven, hob and extractor.

The master bedroom has a built in mirrored wardrobe providing ample hanging and storage space with door to the en-suite shower room which as a shower cubicle, WC and wash hand basin. Bedroom 2 is a good size and there is the main family bathroom with white suite and localised tiling.

The property benefits from double glazing and electric heating. There is parking for one vehicle.

The property is perfect for a professional couple or small family, unfortunately under the terms of the lease pets are not permitted.

Council Tax band D / EPC - C / The deposit is 5 weeks rent £1384.61 / holding deposit £276.92
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM FOR AFFORDABILITY FOR THIS RENT. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £43,200 PER ANNUM TO MEET AFFORDABILITY.

Call TMS Estate Agents now to book your viewing

APARTMENT

Lounge 16'8" x 12'5" (5.1 x 3.8)

Kitchen 8'6" x 6'2" (2.6 x 1.9)

Bedroom 1 13'9" x 10'5" (4.2 x 3.2)

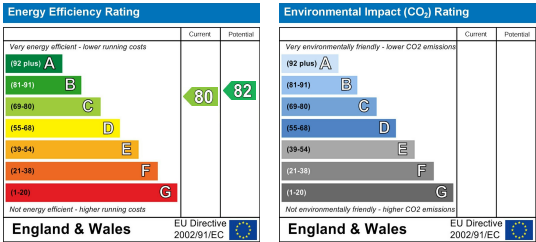
Bedroom 2 9'6" x 9'2" (2.9 x 2.8)

Bathroom

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.