



Maida Road, Chatham, ME4 5EN  
Guide price £175,000



# Maida Road Chatham, ME4 5EN

- Two Bedrooms
- 13'4 x 12' Kitchen Area
- Double Glazing
- 25' x 21' Private Garden
- 13'5 x 11'4 Living Area
- Electric Heating
- Balcony
- Parking Space

The Homes Group are delighted to offer this two bedroom first floor flat which has its own private garden and parking space in Chatham. This property would make an Ideal first time purchase or investment opportunity in our opinion.

The entrance hall has a large storage cupboard, loft access and doors to the bedrooms, shower room and kitchen/living area. The living area benefits from sliding doors opening out on to a private balcony and has windows overlooking the garden to the rear. The kitchen has space for a fridge, freezer, washing machine and a cooker.

The main bedroom has two storage cupboards and a built in wardrobe whilst the separate shower room has a walk in shower, wash basin and wc.

To the rear there is a private garden measuring 25' x 21' approximately which is accessed through the communal hall way plus there is a car park to the side of the building where one space belongs to the flat. The property is offered with no forward chain.

Lease Details:- 92 years remaining. £115.97 a month service charge. To be verified by the purchasers solicitors.

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## Communal Entrance

### Entrance Hall

14'9 x 6'9 narrowing to 2'9 (4.50m x 2.06m narrowing to 0.84m)

### Kitchen Area

13'4 x 12' narrowing to 7'6 (4.06m x 3.66m narrowing to 2.29m)

### Living Area

13'5 x 11'4 (4.09m x 3.45m)

### Balcony

10'1 x 3' (3.07m x 0.91m)

### Bedroom One

11'8 x 10' to wardrobes (3.56m x 3.05m to wardrobes)

### Bedroom Two

10'8 x 7'10 (3.25m x 2.39m)

### Shower Room

6'6 x 6'4 (1.98m x 1.93m)





Rear Garden  
Parking

25' x 21' (7.62m x 6.40m)

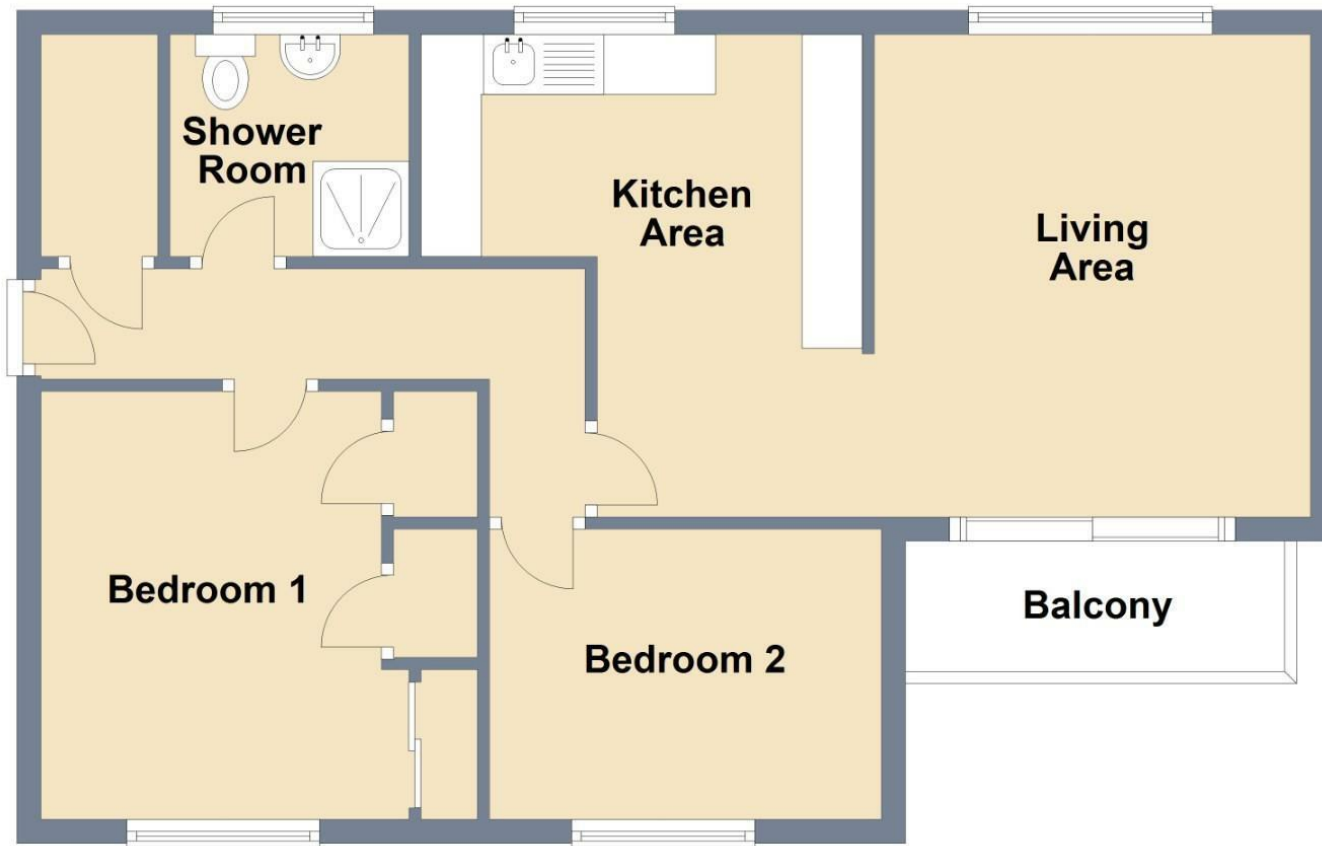
Directions





# First Floor

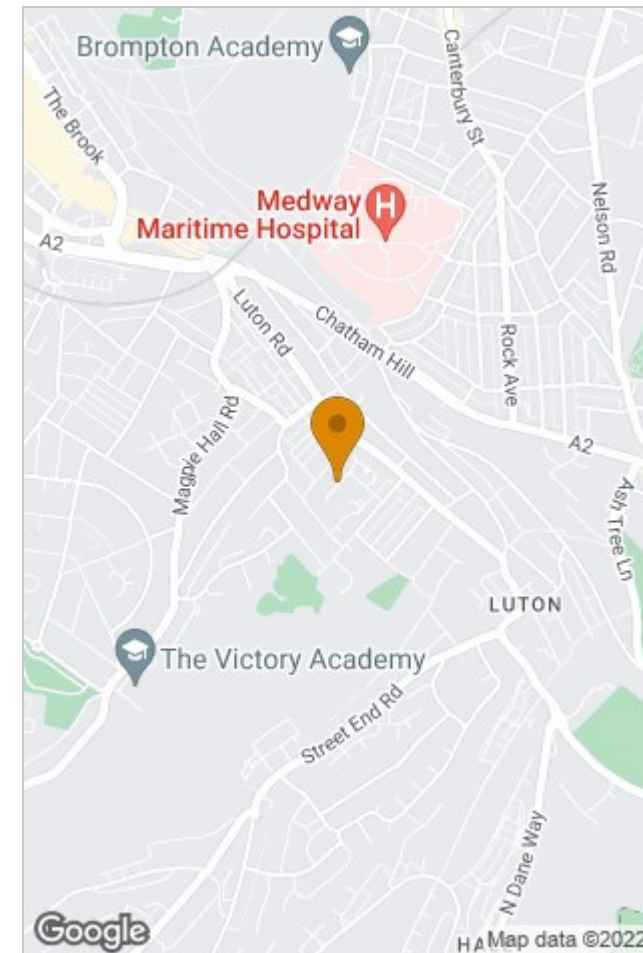
Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)

## Viewing

Please contact our The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) 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 <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 61, Potential 76

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.