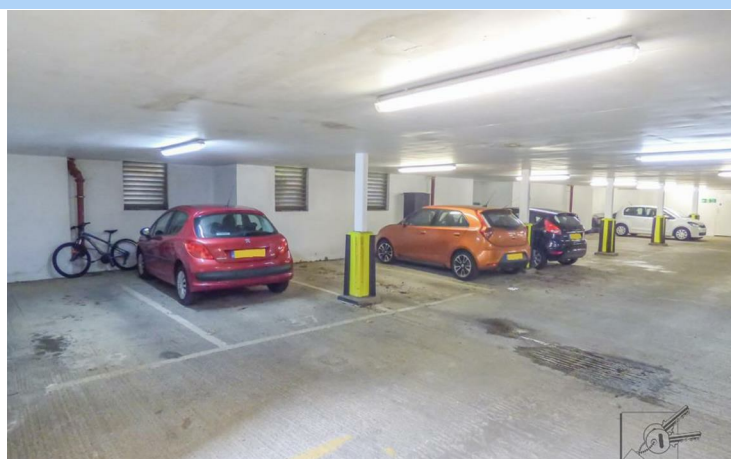


37, Queensgate,
Maidstone, ME16 0FB

Guide Price £235,000



- 2 Double Bedroom Penthouse Apartment
- 107 Years Remaining On The Lease
- Large Living Space
- Under Croft Parking



37 Queensgate, Maidstone, , ME16 0FB



PROPERTY DESCRIPTION

This stunning two bed penthouse apartment has a spacious entrance hall, modern bathroom, large master bedroom with en suite, second bedroom which can also fit a double bed and an exceptionally well sized open plan sitting/ dining room and kitchen area. Under ground secure car park with allocated space with shared lift access to apartments charged for.

LOCATION

Located a short drive from Maidstone town where buyers can enjoy all of the shopping and social amenities that the Maidstone has to offer. Oakwood Park Grammar School for boys and Maidstone Grammar School for girls are in the local area making this a desirable location for families.

M20 | J6 1.46miles

Maidstone train station East | 0.61miles

Maidstone train station West | 0.66 miles



COMMUNAL AREA

Entrance to this property is either from the undercroft parking or front pedestrian entrance. A lift can be accessed from the lower ground to all floors of the building. A wooden front door opens into...

HALLWAY

A long hallway with two storage cupboards. One large, housing the immersion heater and a smaller cupboard housing the consumer unit. A wall hung video entry phone system. This hallway is kept bright with borrowed light from communal hallway. Doors leading to...

LOUNGE/ DINER

9.00m x 5.10m narrowing to 2.91m (29'6" x 16'8" narrowing to 9'6")

A large lounge and diner with electric wall heaters, double aspect double glazed windows with a circular window out to front. A large opening into...

KITCHEN

3.16m x 3.05m (10'4" x 10'0")

A range of high gloss modern wall and base units with built in electric oven, hob and extractor. Straight cut granite effect work surface with matching splashbacks around the hob and sink and matching upstand to other areas. Part tiled walls. Inset one and a half bowl stainless steel sink and grooved drainer, with double glazed opaque window over. Built in washing machine and dishwasher and space for free standing American style fridge freezer. Kickboard floor heater.

BEDROOM ONE

4.19m x 4.03m plus door recess (13'8" x 13'2" plus door recess)

A spacious double bedroom with double aspect windows, built in wardrobes and ample room for bedroom furniture. Door opening to...

EN-SUITE

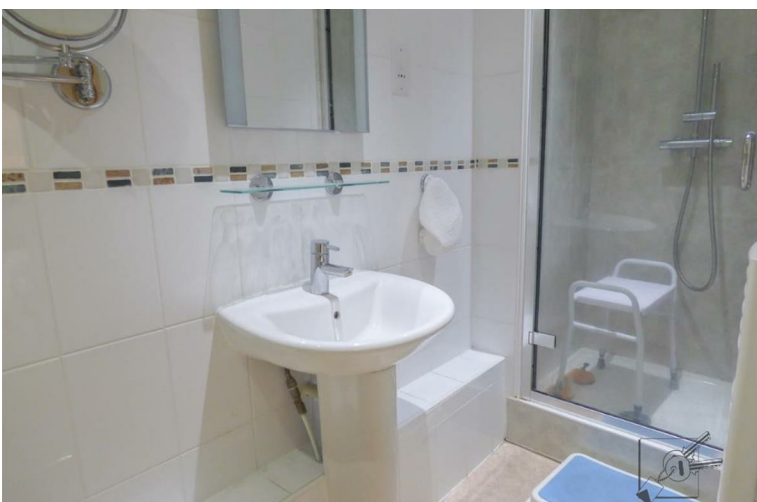
3.22m x 1.07m (10'6" x 3'6")

A tiled shower en-suite with a close coupled WC, basin and shower cubicle with glazed shower door. Wall hung electric heated towel rail.

BEDROOM TWO

4.45m x 2.49m plus window and door recess (14'7" x 8'2" plus window and door recess)

Another double bedroom with an electric radiator and a double glazed window with a small bay.





BATHROOM

2.05m x 1.67m (6'8" x 5'5")

A white bathroom suite with mixer tap showerhead, basin and close coupled WC. Tiled walls and a wall hung electric heated towel rail.

SERVICES

Mains water, drainage and electricity.

Maidstone Council - Council tax Band E - £2,503.16

2022/2023

Superfast broadband maximum - 77mbps

TENURE

Leasehold

125 years from 1 May 2005 (107 years remaining)

Service Charge - £1500 per year payable quarterly, (£375 per quarter)

Ground rent - £150 per year

Under croft parking with an allocated parking space at a cost of £150 per annum.



Third Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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