



## Kingfisher Meadow, Maidstone ME16 8RB

**By Auction £90,000**

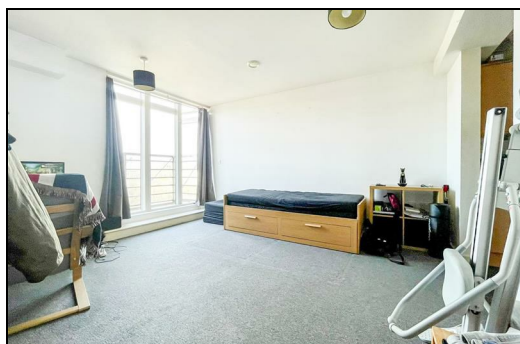
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

\*\*\*CASH BUYERS ONLY\*\*\*CR Real Estate are pleased to market for sale with no onward chain, this large studio apartment centrally located in the popular town of Maidstone.

Set on the third floor, this home has fantastic potential for the lucky new owners with the living accommodation offered and the locality of the area. Alternatively this property would also make an ideal investment opportunity for any landlord.

The living accommodation of this apartment offers a light and bright feel; and comprises of an entrance hall with storage cupboards, fitted kitchen, shower room, and private balcony accessed via the lounge/bedroom. Benefiting from a neutral décor throughout, this home is ready to move into and is the perfect canvas to add your own style. This impressive apartment offers many benefits including double glazing, electric heating, and lift access to all floors.

Perfectly positioned close to Maidstone Town Centre; the apartment is within easy access of a variety of local amenities, shops, restaurants, schools and transport options; including Maidstone West train station which is within 4 minutes' walk and offers rail links to London and South Coast; plus the A229 and M20 motorways are within easy access for those who prefer to drive. Additionally, this property is only 9 minutes' drive away from Maidstone and Tunbridge Wells Hospital; and the popular Lockmeadow Entertainment Centre which is within a 3 minute walk, and benefits from an ODEON Cinema, gymnasium and pool, bowling alley, and a wide choice of restaurants.



Living Area/Bedroom 14'11 x 13'8 (4.55m x 4.17m)

Kitchen 8'9 x 5'9 (2.67m x 1.75m)

Shower Room 8'9 x 4'9 (2.67m x 1.45m)

Storage Cupboard

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



ESTATE AGENCY : REDEFINED

