



55 Kingfisher Meadow
Maidstone
ME16 8RB

Guide Price £165,000 to £175,000

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Description

Delightfully presented throughout, this impressive two-bedroom first-floor apartment offers modern, easy living in a highly sought-after gated development.

Recently fitted with new carpets, the home features a bright and spacious living area with access to a private balcony. The well-equipped fitted kitchen comes complete with integrated appliances, while the contemporary bathroom and additional en-suite shower room to the main bedroom provide excellent convenience and comfort.

Residents benefit from well-maintained communal gardens and an allocated parking space. Ideally located just a short stroll from the towpath and River Medway, the property offers wonderful opportunities for riverside walks, as well as close proximity to excellent local amenities and transport links.

Offered with no forward chain, this superb apartment is an ideal opportunity for first-time buyers, downsizers, or investors alike.

Agents note: It is considered that this property would achieve £1300 per calendar month. Ground rent is £250 per annum and service charge is £1947.99 per annum, there is 105 years left on the lease.

Agents note: The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation.

Location

The County town offers an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is excellent shopping facilities at The Mall and Fremlins Walk and wonderful open spaces for all to enjoy at the Millennium Park and Amphitheatre and to the east of the town is Mote Park, the later having 450 acres, boating lake, leisure centre and municipal swimming pool. Educationally the area is well served with a wide seletionof schools and colleges for all age groups in and around the town The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

D

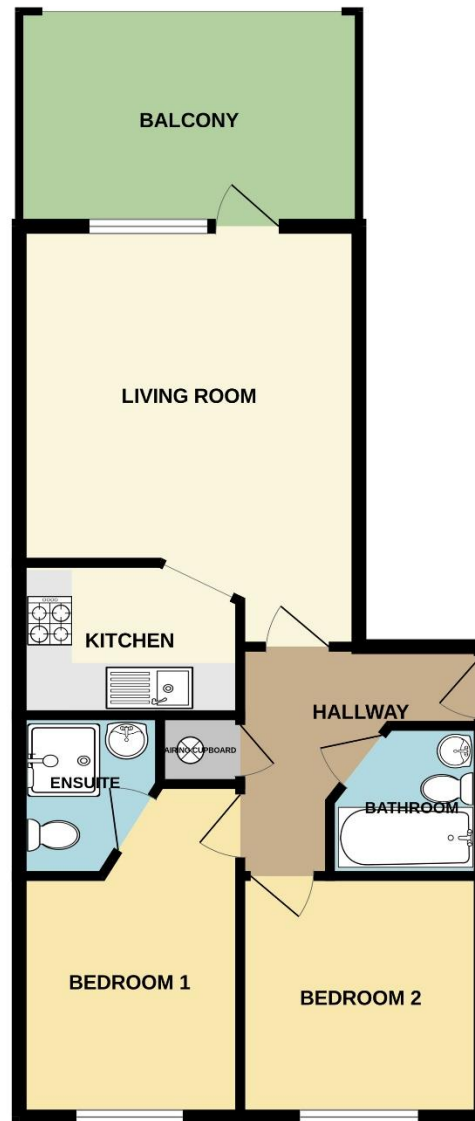
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
566 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COMMUNAL ENTRANCE FOYER

Entry phone. Staircase to 1st floor landing.

APARTMENT 55

L SHAPED ENTRANCE HALL 10' 10" x 10' 9" (maximum) (3.30m x 3.27m)

Built-in cupboard housing lagged hot water cylinder with immersion heater supplying domestic hot water throughout, security entry phone and electric panel heater.

LIVING ROOM 16' 7" x 13' 4" (5.05m x 4.06m)

Electric panel heater, casement door and window to:

BALCONY 13' 0" x 8' 6" (3.96m x 2.59m)

Quarry tiled floor, metal balustrade, glass privacy screens, outside light, eastern aspect.

KITCHEN 8' 9" x 6' 1" (2.66m x 1.85m)

Fitted with units having wood grain finish door and drawer fronts with complementing black granite effect working surfaces and stainless steel fittings. One and half bowl sink with mixer tap and drainer, integrated fridge and freezer, oven with four burner electric hob and extractor hood above and stainless steel upstand. Plumbing for washing machine, herringbone wood effect vinyl flooring, tiled splashbacks and recessed low voltage lighting.

BEDROOM 1 13' 2" (MAXIMUM) x 9' 2" (4.01m x 2.79m)

Electric panel heater, window to rear with fitted blinds, western aspect, door to:

EN-SUITE SHOWER

White suite with chromium plated fittings, corner step in shower cubicle with glass sliding doors, rainforest shower head and handheld shower attachment, wash hand basin with mixer taps and cupboards beneath, low level W.C., fully tiled walls with mosaic tiled border, ceramic tiled flooring, electric chromium plated heated towel rail, extractor fan, shaver point and low voltage recessed lighting.

BEDROOM 2 9' 7" x 9' 6" (2.92m x 2.89m)

Electric panel heater, window to rear with fitted blinds, western aspect.

BATHROOM

White suite with chromium plated fittings, panelled bath with shower over and glass shower screen, wash hand basin with mixer tap and cupboard beneath, low level w.c., fully tiled walls with mosaic border tile., ceramic tiled floor, extractor fan, shaver point and low voltage recessed lighting.

OUTSIDE

Gated development with well tended communal gardens with lawned areas., outside seating, statement silver birch trees, steps leading down to the tow path and River Medway. Allocated parking space.

Directions

From the bridges over the Medway in the centre of Maidstone, head in a westerly direction on the Tonbridge Road, A26, taking first turning on the left into Barker Road adjacent to McDonalds and the County Court. Follow the road, a continuation of which is Hart Street and Kingfisher Meadow will be found on the left hand side.



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