



**63 Hengist Court**  
**Marshall Street, Maidstone**  
**ME14 1BU**  
**OIEO £65,000**



**63  
Hengist Court  
Marsham Street  
Maidstone  
ME14 1BU**



Description

A well presented and decorated third floor apartment with a south-eastern aspect, creating a wonderful light and airy living space. Located in this sought after development, conveniently placed within a quarter of a mile of the Town Centre and it's excellent amenities. The building is age restricted with attractive communal sitting room, laundry room and under cover space for mobility scooters, communal gardens and parking area. Offered with a 125 year lease, with the balance of 89 years remaining. An approximate annual service charge of £2,722.34 (January 2024). Potential rental income of £950 per calendar month.

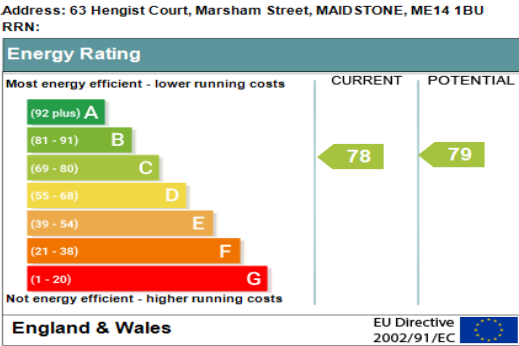
Location

Located in this well established and convenient residential position within a 1/4 of a mile of the town centre with its excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. 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  
C

VIEWINGS STRICTLY BY  
APPOINTMENT

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



This floor plan shows a 2-bedroom apartment. The layout includes a central hallway (brown) connecting the rooms. On the left side, there is a bedroom (yellow) with a window, a wardrobe (grey), and a bathroom (light blue) containing a shower room, toilet, and sink. On the right side, there is a living room (yellow) with a sofa and a coffee table, a kitchen (yellow) with a stove, sink, and refrigerator, and a dining area (yellow) with a table and chairs. A balcony (grey) is located outside the living room. The apartment is labeled 'B' in a circle.

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 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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## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE FOYER

With security entry phone. Lift or staircase to:

### THIRD FLOOR LANDING

### APARTMENT 63

#### ENTRANCE HALL

Security entrance phone, built-in airing cupboard with water heater and fitted emersion supplying domestic hot water throughout.

#### LIVING ROOM 17' 5" x 11' 2" (5.30m x 3.40m)

Picture window affording a south-eastern aspect with distant views, range of built-in G-Plan storage cabinets, night storage heater, wide access to:

#### KITCHEN 7' 3" x 5' 4" (2.21m x 1.62m)

Fitted with units, high and low level cupboards, wood block effect working surfaces, acrylic sink with mixer tap, four burner electric hob with extractor hood above, built-in eye level oven, integrated fridge and freezer, tiled splashbacks, concealed lighting, vinyl flooring.

#### BEDROOM 14' 0" x 8' 7" (4.26m x 2.61m)

Built-in wardrobe with mirrored sliding doors, picture window, south-eastern aspect, wall light points.

#### SHOWER ROOM 6' 8" x 5' 3" (2.03m x 1.60m)

Shower cubicle, glazed cabinet, wash hand basin with cupboard beneath, low level WC, fully tiled walls, heated towel rail.

#### OUTSIDE

Communal garden and parking area.

#### Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road. At the end of the road, at the junction with the prison wall turn left at the traffic lights into Well Road, taking the second turning on the right into Hedley Street. At the end of the road turn left into Union Street, turning first right into Wyatt Street at the end of the road turn left into Marsham Street and the property will be found after 100 metres on the left hand side.



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