



**14 Providence Park Fintonagh Drive
Penenden Heath, Maidstone
ME14 2EZ
OIEO £180,000**

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Description

Unique first floor apartment forming part of this stunning landmark building. Originally the convent of the sacred heart built of Victorian solid brick construction with decorative string coursing reveals and soldiering, beneath an overhanging slate roof with decorative soffits and an impressive tower. The apartment has a western aspect with continuous oak flooring creating a light and airy living space, the conversion was undertaken with a light touch retaining many original features, comfortably sitting with a contemporary kitchen with a full range of appliances, luxuriously appointed shower room. There is allocated parking and communal gardens which are contained within this tranquil gated complex. Agents Note: There are 112 years remaining on the lease, peppercorn ground rent, and £2670.36 annual service charge. It is considered that this property would achieve £1100 as a monthly rental.

Location

Located in this highly sought after gated complex in this well established residential position in the Penenden heath area of North Maidstone. The heath itself offers a selection of local shops together with recreational facilities on the heath including tennis, bowls together with numerous countryside walks, children's play area and pre school. The town centre is within one mile and has an 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. Mote Park is within 3/4 of a mile and 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offers direct vehicular access to both London and The Channel Ports.

Council Tax Band

C

VIEWINGS STRICTLY BY APPOINTMENT

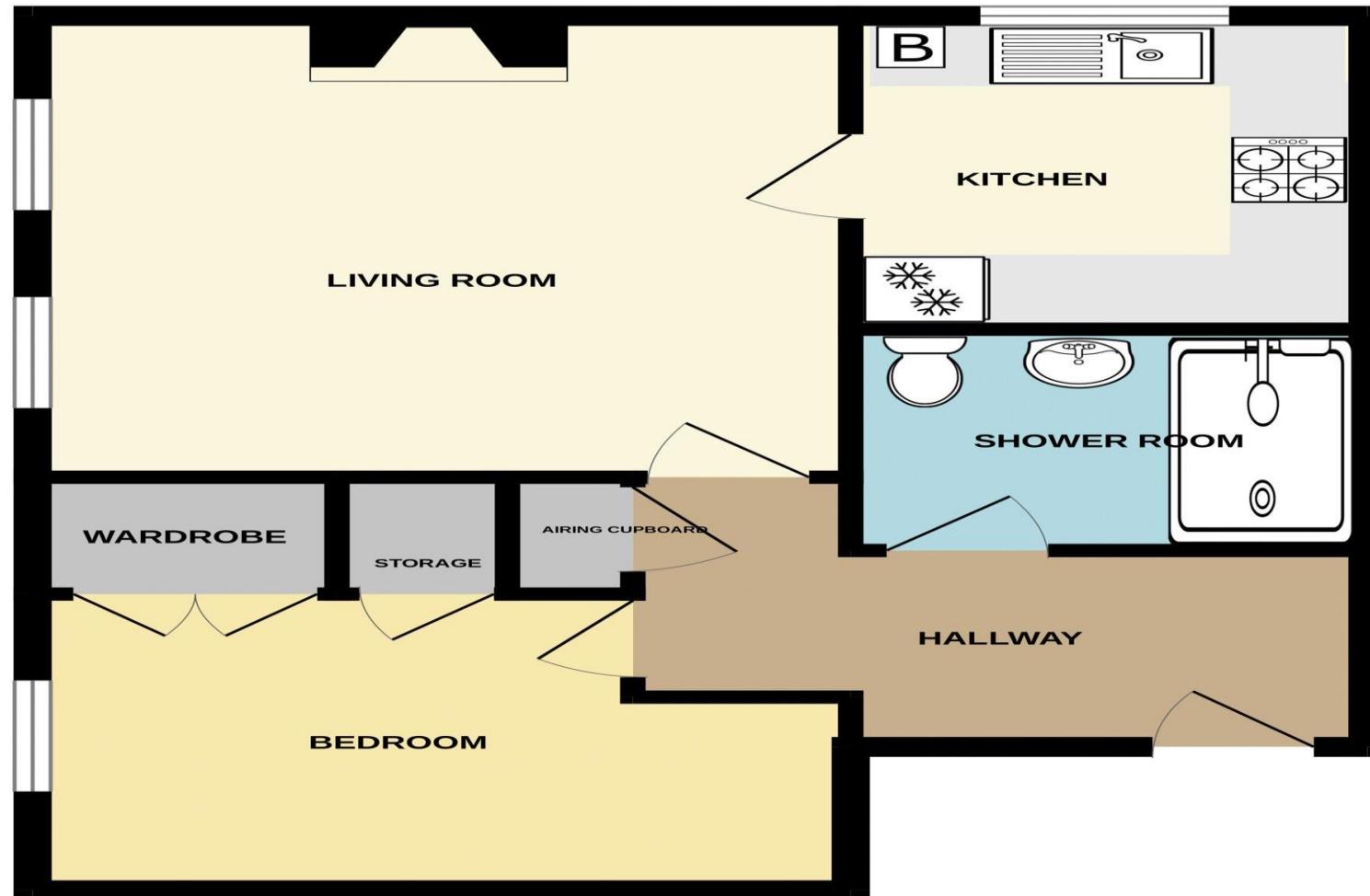
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Address: 14 Providence Park, Penenden Heath, MAIDSTONE, ME14 2...
RRN:

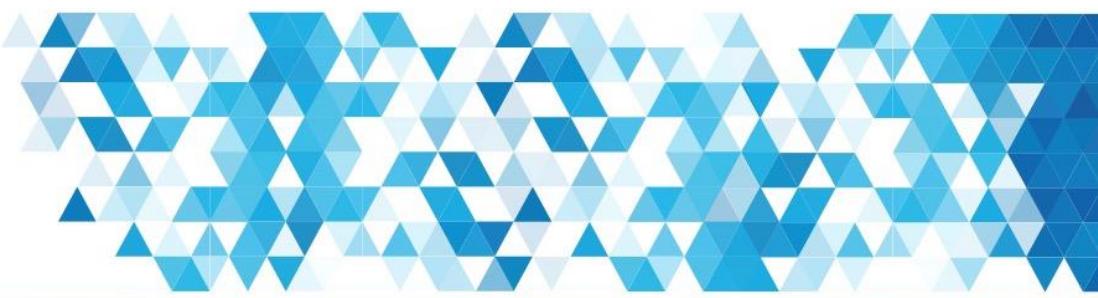
Energy Rating		CURRENT	POTENTIAL
(92 plus) A		79	79
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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ON THE GROUND FLOOR

The apartment is accessed from the rear of the building with shallow steps and iron balustrade, entrance canopy, outside lighting, security entry phone.

ENTRANCE FOYER

Staircase to first floor landing which is bathed in light, from a substantial roof lantern.

APARTMENT 14

ENTRANCE HALL

Continuous oak flooring, security entry phone, control panel for heating, radiator, built in airing cupboard, panelled internal doors with chrome furniture.

LIVING ROOM 13' 8" x 12' 8" (4.16m x 3.86m)

Continuous oak flooring, fireplace, raised hearth and mantle, electric fire, 2 windows to front, affording a western aspect, vaulted ceiling with recessed spot lighting, double radiator.

KITCHEN 9' 3" x 8' 0" (2.82m x 2.44m)

Continuous oak flooring, white high gloss door and drawer fronts, stainless steel fittings, granite work tops and upstand, hung sink with mixer tap, four burner gas hob, with double oven beneath, extractor hood above, kick heater, integrated eye level microwave, integrated dishwasher, washer/dryer, fridge freezer, cupboard housing gas fire boiler, extractor fan, window to side.

BEDROOM 12' 8" x 8' 9" (3.86m x 2.66m)

Window to front, western aspect, delightful outlook, radiator, double built in wardrobe cupboard, built in storage cupboard.

SHOWER ROOM

White suite, chrome fittings, walnut finish integrated storage cupboards, step in twin shower cubicle, hand basin, mixer, WC, tiled flooring, half tiled walls in ceramics, showering area with aquaboard. underfloor heating, chrome towel rail, large mirror.

OUTSIDE

Communal gardens, allocated parking space, automatic entrance gates. 112 year lease, peppercorn ground rent, and £2670.36 annual service charge. Agents note: Expected monthly rental of £1100 per calendar month.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the third turning on the left into Fintonagh Drive. At the end of this private road you will enter the Providence park gated complex. The property will be found on the left hand side in the main building.



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