



## Lowers Stone Street , Maidstone

- Lift Access
- Two Well-Sized Bedrooms
- Close Proximity to Town Centre
- Spacious Open-Plan Living Area
- Bright Interiors With Elevated Views
- Ideal for first-time buyers, investors, or commuters

**Asking Price £100,000**

**Tenure: Leasehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Lower Stone Street, Maidstone

## DESCRIPTION

This two Bedroom Apartment positioned on the sixth floor with lift access offers a bright and modern spacious living, far-reaching views, and superb convenience just moments from Maidstone town centre.

The property opens into a cosy central hallway, providing access to all rooms along with useful built-in storage. At the heart of the home is the impressive open-plan kitchen/dining/sitting room (approx. 18'10" x 13'7"), a fantastic space filled with natural light from large windows. The contemporary kitchen is fitted with a range of sleek units, integrated washing machine, and ample worktop space, making it ideal for both everyday living and entertaining.

There are two well-proportioned bedrooms, including a generous principal double bedroom and a versatile second room, perfect as a guest bedroom, home office, or nursery. Both rooms enjoy bright, airy outlooks.

The modern bathroom features a full-sized bath with shower over with attention needing of new tiling to provide that stylish finish.

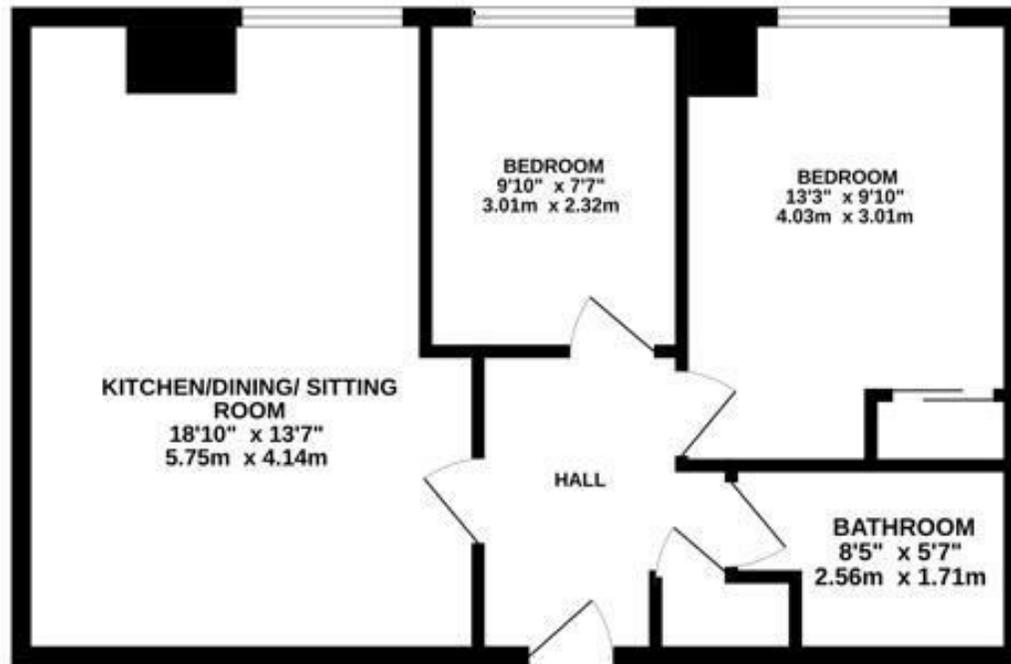
The property is ideally situated within easy reach of Maidstone town centre, offering a wide range of shops, restaurants, and leisure facilities. Commuters will benefit from excellent transport connections, with nearby stations including Maidstone East railway station and Maidstone West railway station, providing direct links into London and surrounding areas. Major road networks are also easily accessible.

This property is perfectly suited to first-time buyers, professionals, or investors seeking a modern home in a highly convenient location

Flood risk: Very Low There is a very low flood risk for this property.  
Broadband: Superfast-24-100Mbps 100% -Ultrafast-100-999Mbps- 100%  
Services: Mains water, gas, electricity and drainage.

Lease Years: 125 Years Remaining: 116  
Service Charge: £3,000 PA  
Ground Rent: £1,778 ( Half Yearly)





TOTAL FLOOR AREA: 556 sq ft (51.7 sq m) approx.  
While 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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**Viewing**

Please contact our Hunters Maidstone Office on 01622 278003 if you wish to arrange a viewing appointment for this property or require further information.

65 High Street, Maidstone, ME14 1SR

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**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	79	79	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

