



## Friars Court, Queen Anne Road, Maidstone, ME14 1ER

- Chain free
- Central town location
- Modern fitted kitchen and shower room
- Communal lift
- Over 60's warden assisted development
- One Bedroom
- Communal lounge and gardens
- Electric wall mounted heaters.

**Guide Price £95,000 - £105,000**

**TENURE: LEASEHOLD**





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## DESCRIPTION

GUIDE PRICE £95,000 - £105,000

Set in the heart of Maidstone, this charming warden-assisted apartment at Friars Court on Queen Anne Road, offers a delightful living experience for those seeking comfort and convenience. This well-appointed one-bedroom flat is perfect for individuals or couples looking for a peaceful retreat in a vibrant town setting.

Upon entering, you will find a welcoming reception area and lift, also the wardens office, to re- assure you of any help you may need.

Upon entering the apartment you find the spacious lounge and modern fitted kitchen which has a fitted electric oven and space for appliances. The bedroom is thoughtfully designed with fitted sliding mirrored wardrobes , while the modern tiled shower room is equipped with essential amenities for your daily needs.

One of the standout features of this property is its central location, placing you within easy reach of Maidstone's array of shops, restaurants, and local attractions. The communal lounge and gardens offer a wonderful space for socialising with neighbours or enjoying a quiet moment outdoors, enhancing the sense of community that Friars Court provides. Guest rooms are available to stay in for a nominal fee, Age is 60 years plus for owners, partners can be 55 years plus.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are looking to downsize or seeking a low-maintenance home, this apartment presents an excellent opportunity to enjoy comfortable living in a prime location. Do not miss the chance to view this delightful property and experience all that it has to offer.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Services: mains electricity, electric heating and mains drainage

Average Broadband Speed: Max Download 80 Mbps Max Upload 20 Mbps

Lease Term: 999 Years Remaining: TBC

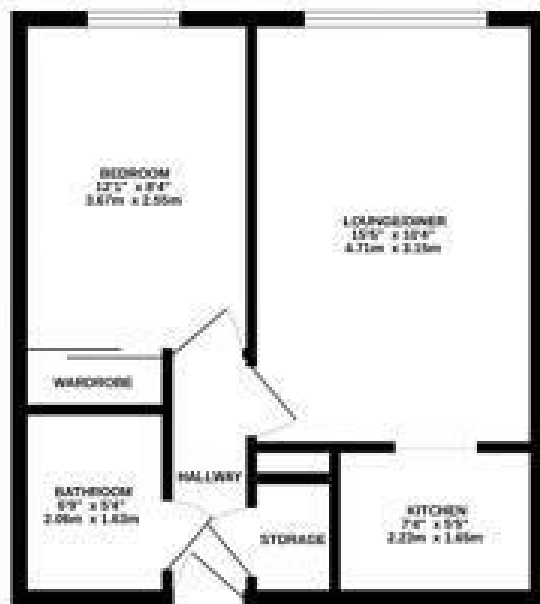
Service charge: TBC

Ground Rent: TBC





GROUND FLOOR  
390 sq ft. (36.2 sq m.) approx.



This plan is a guide only. It is not intended to be used as a basis for a contract. It is the responsibility of the buyer to verify the accuracy of the information provided. The plan is not to scale. The dimensions are approximate. The plan is not to be used as a basis for a contract. It is the responsibility of the buyer to verify the accuracy of the information provided. The plan is not to scale. The dimensions are approximate.

### Viewings

Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

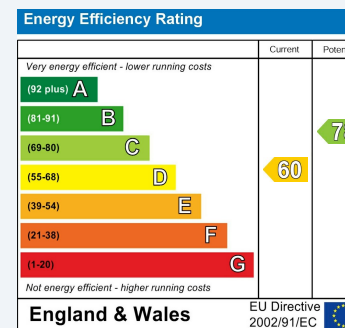
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

