



## Kingfisher Meadow, , Maidstone, Kent, ME16 8RB

- Chain Free
- Close to town center
- Parking space
- Fully fitted modern kitchen with appliances.
- Family bathroom with corner Spa bath.
- Gated riverside complex
- 2 bedrooms with own en-suites
- Lounge/ diner
- Balcony over looking the river.

**Offers In Excess Of £280,000**

**HUNTERS**  
HERE TO GET *you* THERE



# Kingfisher Meadow, , Maidstone, Kent, ME16 8RB



Welcome to this exquisite two-bedroom duplex apartment located in the desirable Kingfisher Meadow area of Maidstone. This stunning residence spans two floors, offering a spacious and contemporary living environment that is perfect for modern lifestyles.

As you enter the apartments hallway, you'll be greeted by a bedroom, family bathroom, kitchen and light and airy lounge diner, which has perfect river views and a balcony to enjoy the views from outside.

The top floor boasts a master bedroom with undoubtedly stunning views of the river, bi-fold plantation blinds, as well as electric black out blinds to the Velux windows, large fitted wardrobes are perfect for all your storage needs and incorporate access to eaves storage too, the en-suite has been refurbished by the current owner and includes a luxurious corner spa bath.

The heart of the home is undoubtedly the modern fitted kitchen, which is equipped with integrated appliances, tiled flooring and ample storage space, making it an ideal setting for culinary enthusiasts.

This apartment also has a parking a space within a secure car-park which can be accessed from the block, this includes a communal storage room for residents to use.

Situated within a gated secure complex, this property offers peace of mind and a sense of community, while still being conveniently close to Maidstone's vibrant town centre. Here, you will find a variety of shops, restaurants, and leisure facilities, ensuring that everything you need is just a short distance away.

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This duplex apartment is a rare find, combining modern living with a picturesque setting. Whether you are looking to buy or rent, this property presents an excellent opportunity for those seeking a stylish and comfortable home in Maidstone. Do not miss the chance to make this delightful apartment your own.

Year Remaining: 107 Years

Annual Service Charge: £3755.16 Annual Ground Rent: £500

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

Services: electric heating, mains drainage

Average Broadband Speed: Superfast 76mb Ultrafast 1000mb



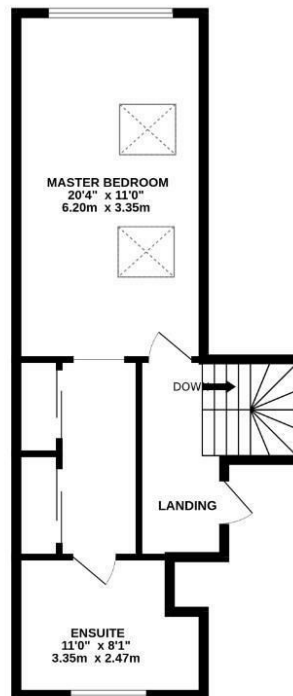
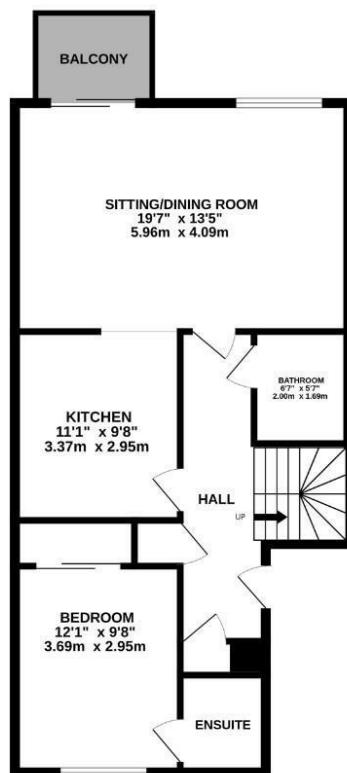
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2ND FLOOR

3RD FLOOR



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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### Viewings

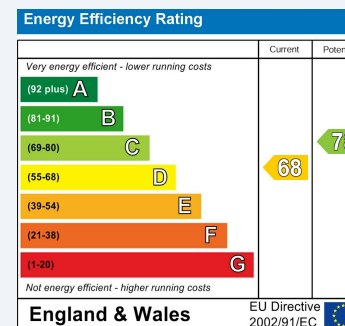
Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.