



## 1 bed flat to buy in ME15

College Place, College Avenue, Maidstone, Kent, ME15 6YJ

**£129,950** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Auction Property
- ✓ Starting Bid £129,950
- ✓ Chain Free
- ✓ One bedroom apartment
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure online bidding. Terms & Conditions apply. Starting Bid: £129,950

Kent Residential are delighted to present this beautifully maintained one-bedroom apartment, ideally located on the sought-after College Avenue.

Upon entering, you are welcomed by a generous entrance hallway providing access to all rooms. The bright and spacious open-plan living area offers a flexible layout, ideal for both entertaining and everyday living. The modern kitchen is well equipped with a matching range of wall and base units and includes an integrated oven, hob, extractor fan, fridge, freezer and washing machine.

The bedroom comfortably accommodates a double bed and benefits from built-in storage surrounding the bed, maximising space and practicality. The apartment is completed by a contemporary family bathroom featuring a white suite with a shower over the bath.

Externally, the property further benefits from one allocated parking space located to the rear.

A superb opportunity to purchase a well-located flat in the heart of Maidstone, offering excellent connections, local amenities and schools right on your doorstep.

Ideally situated just a short walk from Maidstone West Station and other transport hubs including Maidstone Barracks and Maidstone East Station, commuting and regional travel is effortless.

Families will appreciate the proximity to well-regarded schools, with Archbishop Courtenay Primary School, St Michael's Church of England Infant School, and Maidstone Grammar School all within easy walking distance.

Just moments from everyday conveniences, local amenities include supermarkets, plus a variety of independent grocery and convenience stores. There are also plenty of cafés and eateries nearby – from relaxed spots like Cafe Beck and Puddings Coffee Shop to stylish cafés such as Woodstock Coffee Shop and Leah's Bistro – ideal for weekend brunches and coffee catch-ups.

Lease Details - Approx 991 . years remaining.

Ground Rent - £250.00 P/A.

Service Charge - £103.00 Per month.

EPC Rating: B

Council Tax Rating: C (Maidstone)

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

These prices are subject to change.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 991

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,036.00

Price: Starting Bid £129,950

Property Type: Flat

Parking: Allocated

Year built: 2017

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
 361 ft<sup>2</sup>  
 33.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   | <b>S1</b>               | <b>S1</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

College Place, College Avenue, Maidstone, Kent, ME15 6YJ

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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