

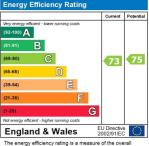
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# 57 DUCHESS OF KENT DRIVE, CHATHAM, KENT ME5 8DD OFFERS OVER £200,000



# **PROPERTY REFERENCE CODE: RS0239**

- GROUND FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- 2 BEDROOMS
- CENTRAL HEATING
- DOUBLE GLAZING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy of the home is and the lower the first hills will be not a first the home.

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STONEWELL ESTATES are pleased to offer this much sought-after style of 2 bedroom GROUND FLOOR maisonette with direct access to the private REAR GARDEN. This delightful home is to be sold with the advantage of NO FORWARD CHAIN and immediate vacant possession.

# This property consists of:

Council Tax Band: B Tenure: Leasehold

Ground Rent: £172.5 per year

Service Charge:

Insurance only £535.00 per Annum

# **ENTRANCE HALL**

Radiator, built-in storage, doors to:

# **LOUNGE**

15'8x10'10 UPVC double glazed window to front, radiator, built-in storage cupboard.

#### **KITCHEN**

10'0x8'9 UPVC double glazed window to rear, UPVC double glazed door to private rear garden. Single drainer sink unit with mixer tap & cupboard below, further fitted range of wall, base & drawer units with worksurfaces over, space for washing machine, space for fridge/freezer, radiator, tiling.

# **BEDROOM 1**

12'7x9'10 UPVC double glazed window to front, radiator, built-in wardrobe.

# **BEDROOM 2**

12'0x10'0 UPVC double glazed window to rear, radiator, wardrobe.

# **BATHROOM**

5'10x5'8 UPVC double glazed window to rear, white suite comprising bath with mixer tap & shower attachment, pedestal wash basin & low level WC. Radiator/towel rail, tiling.

### **REAR GARDEN**

Private mature rear garden with side access to front and brick toolstore, laid to lawn.

























<u>TENURE</u>: We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.