

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£550,000**  
**Leasehold**

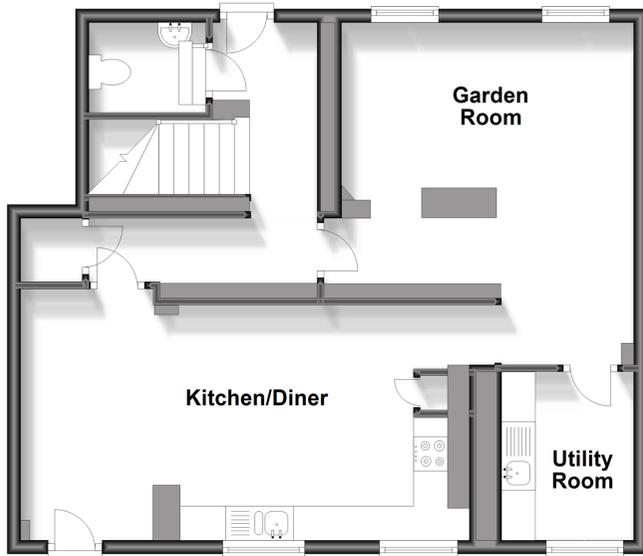
4x  3x  2x 

St. Andrew's Park, Tarragon Road,  
Maidstone, Kent ME16

*Wards*  
Helping you move forwards

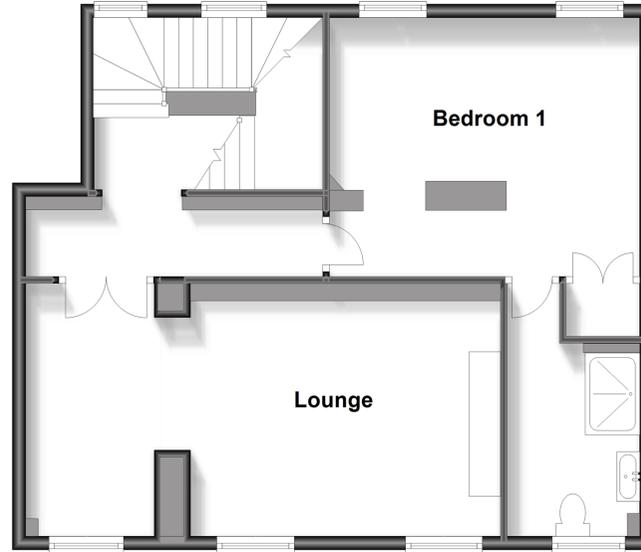
### Ground Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



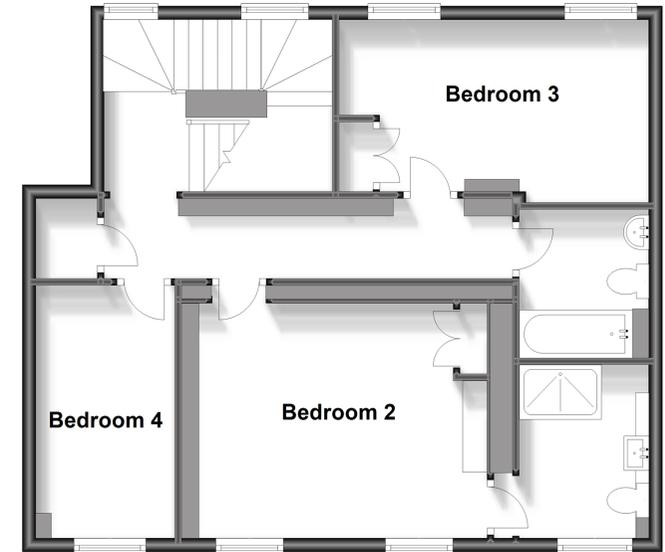
### First Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



### Second Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway: 13'1 x 11'6 (3.99m x 3.51m)

Cloakroom

Garden Room: 14'2 x 12'10 (4.32m x 3.91m)

Kitchen/Diner: 20'7 x 12'0 (6.28m x 3.66m)

Utility Room: 8'1 x 6'5 (2.47m x 1.96m)

### FIRST FLOOR

Landing

Lounge: 21'9 x 11'2 (6.63m x 3.41m)

Bedroom 1: 14'2 x 13'1 (4.32m x 3.99m)

En-Suite Shower Room: 9'1 x 6'6 (2.77m x 1.98m)

### SECOND FLOOR

Landing

Bedroom 2: 13'0 x 11'7 (3.97m x 3.53m)

En-Suite Shower Room: 8'4 x 6'4 (2.54m x 1.93m)

Bedroom 3: 14'1 x 9'3 (4.30m x 2.82m)

Bedroom 4: 12'7 x 6'8 (3.84m x 2.03m)

Bathroom: 7'10 x 6'4 (2.39m x 1.93m)

### OUTSIDE

Patio Area

Communal Grounds



## Main features

- A stunning Grade II listed town house totalling 2,114 sq ft
- Beautiful grounds and views surrounding the complex
- En-suite facilities to 2 bedrooms as well as a bathroom and downstairs cloakroom
- Ample residents and visitor parking
- Individual character includes vaulted ceilings, solid stone walls and feature sash windows



### Nearest Schools

Primary Schools: West Borough Primary 0.4 miles, St Francis' Catholic Primary, Maidstone 0.7 miles, Barming Primary 1.0 miles

Secondary Schools: Bower Grove School 0.3 miles



### Transport Information

Train Stations: East Farleigh 0.7 miles, Maidstone Barracks 1.6 miles, Maidstone East 1.7 miles, Maidstone West 1.9 miles, Barming Station 2.1 miles.



### Address

St. Andrew's Park, Tarragon Road, Maidstone, Kent ME16



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Maidstone Branch 01622 683737 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(74) POTENTIAL: C(80)

13152204/20240321/KW5/DS