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**Asking Price £299,950 Leasehold**

**2 Bedroom, Apartment - Retirement**

2, Kings Lodge King Street, Maidstone, Kent, ME14 1BG



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# Kings Lodge

Situated on the high street in the town of Maidstone, Kings Lodge is a stylish development of 53 one and two bedroom retirement apartments. It's vibrant centre also accommodates various eateries, serving both locally sourced produce and cuisine from further afield. With such a wide selection, whether you fancy traditional afternoon tea or champagne by the river, Maidstone offers a range to satisfy all tastes.

Maidstone offers multiple transport links. Maidstone East train station provides services to London and Ashford. In addition there are close motorway links and nearby access to the Channel Tunnel, allowing for the gateway to Europe. From sport and leisure to walks, shopping and cultural experiences, Maidstone has something to suit everybody.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Kings Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Kings Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Kings Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

## **\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Situated in a fantastic position in the development is this delightful two bedroom apartment which benefits from it's own private patio. The property provides spacious accommodation and is presented in fantastic order throughout. It is also conveniently located near the Owners Lounge and Entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio area situated on the South-East side of the development. Another door opens to an extra-large walk-in cupboard proving excellent storage.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required and a large window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double room. This room could also be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a large walk-in shower with a handrail, WC, wash hand basin with vanity unit beneath and a heated towel rail.

A separate WC is located off the hallway and offers a WC, heated towel rail and wash hand basin with vanity unit beneath.

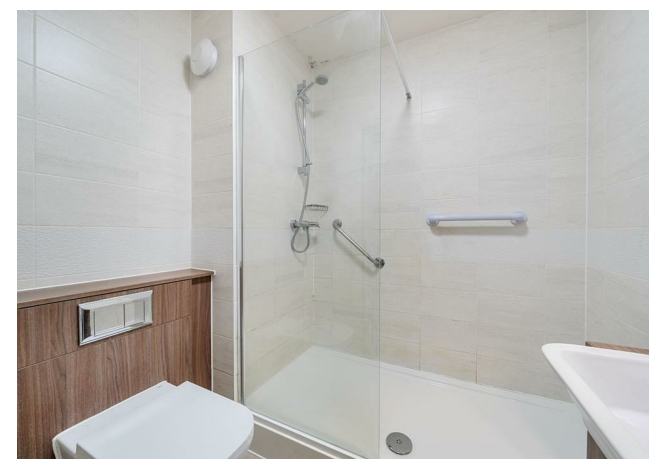
Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!



# Features

- Two bedroom ground floor apartment with patio
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lovely landscaped gardens
- Ground Source Heating powered efficient heating
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (year ending 31st May 2026): £5,395.41 per annum.

Ground Rent: £886.90 per annum. To be reviewed in June 2031.

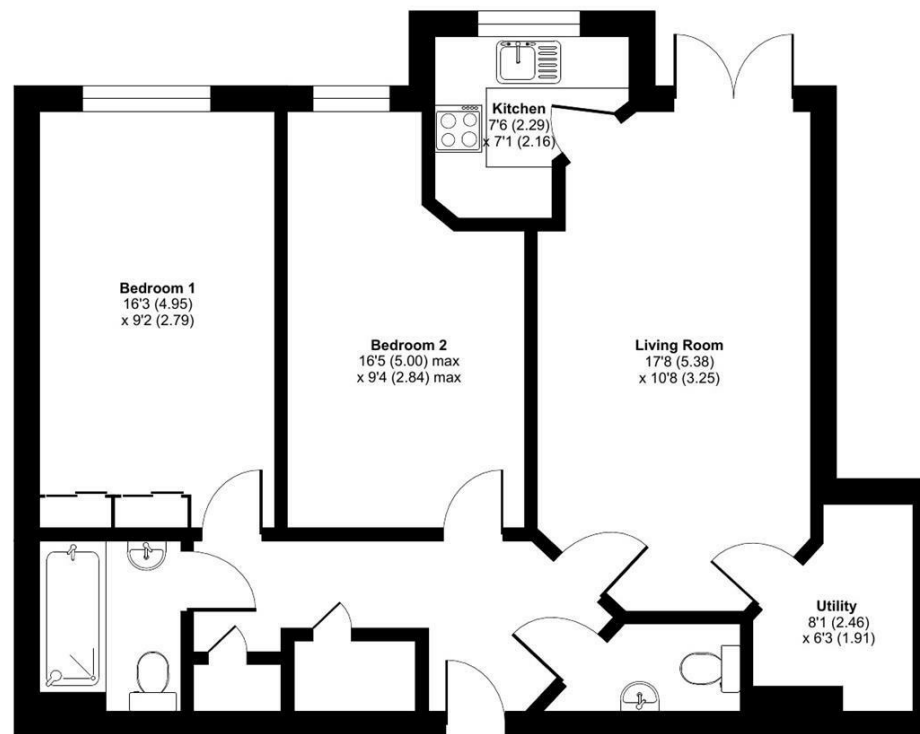
Council Tax: Band D

125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 758 sq ft / 70.4 sq m  
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1291215

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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