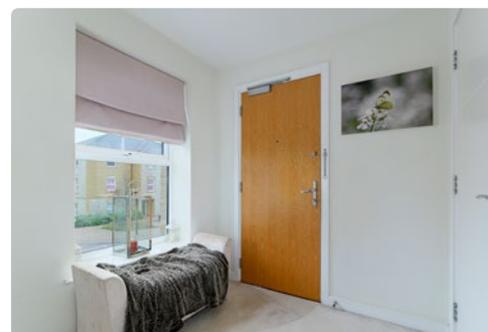




Flat 1, 54-56, Chapelfield Way, Allington, Maidstone, ME16 9FS

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Leasehold



## Flat 1, 54-56, Chapelfield Way, Allington, Maidstone, ME16 9FS

- Exceptionally Spacious First Floor Apartment
- Open Plan Living Area With South Facing Balcony
- Scandinavian Style Décor & Interior Design
- Two Double Bedrooms & Two Luxury Bathrooms
- Allocated Parking For Two Cars
- Excellent Access To Maidstone
- Close To A Good Selection Of Amenities
- Barming Station With Direct Links To London

### SITUATION:

Allington is a highly regarded suburban village located just northwest of Maidstone, offering an appealing balance of peaceful residential living and excellent access to the town's extensive amenities. Known for its established neighbourhoods and strong community feel, Allington is particularly popular with families and professionals alike. The area enjoys an abundance of green open spaces, including picturesque riverside walks along the River Medway, the historic Allington Lock, and the beautifully maintained Whatman Park, which offers landscaped gardens, play areas and seasonal events. Everyday conveniences are well catered for, with local shops, supermarkets, traditional pubs, healthcare facilities and community centres all within easy reach. The area also benefits from excellent road links, with swift access to the M20 and wider motorway network.

For commuters, Barming railway station provides regular services to London, with

direct routes to London Victoria and London St Pancras International (via connecting services), typically in around an hour. Nearby Maidstone West railway station offers services to London St Pancras International in approximately 55–60 minutes.

Maidstone itself is a vibrant and historic county town set along the banks of the River Medway, combining urban convenience with attractive surrounding countryside. It offers an extensive range of shopping, dining and leisure facilities, including Fremlin Walk and The Mall shopping centres, a variety of restaurants and cafés, a multiplex cinema, and cultural attractions such as the Hazlitt Theatre and Maidstone Museum. The town is also well served by highly regarded primary and secondary schools, alongside further and higher education institutions including MidKent College and University for the Creative Arts.



#### DESCRIPTION:

A splendid and exceptionally spacious first-floor, two-bedroom modern apartment with private parking and a south-facing balcony. Extending to almost 900 sq. ft., this creatively presented home offers a generous open-plan living area, two double bedrooms, and two luxurious bathrooms.

Situated in Allington, the property is conveniently positioned with a bus stop just a few steps away, providing easy access to Maidstone town centre. Barming station also offers direct links to London, making this an ideal choice for commuters.

The apartment's front door opens into a spacious hallway with a window overlooking the front aspect. To the left is a well-appointed family bathroom and a useful storage cupboard.



The hallway flows through to the impressive dual-aspect open-plan living room, which spans the full width of the apartment and has been thoughtfully designed to create distinct areas for dining and relaxation. The dining area opens onto the south-facing balcony, enjoying a pleasant outlook to the front.

The adjacent kitchen features a range of fitted cabinetry incorporating an oven, gas hob, and extractor hood. There is ample space for additional appliances, while the sink with mixer tap is in front of the window.

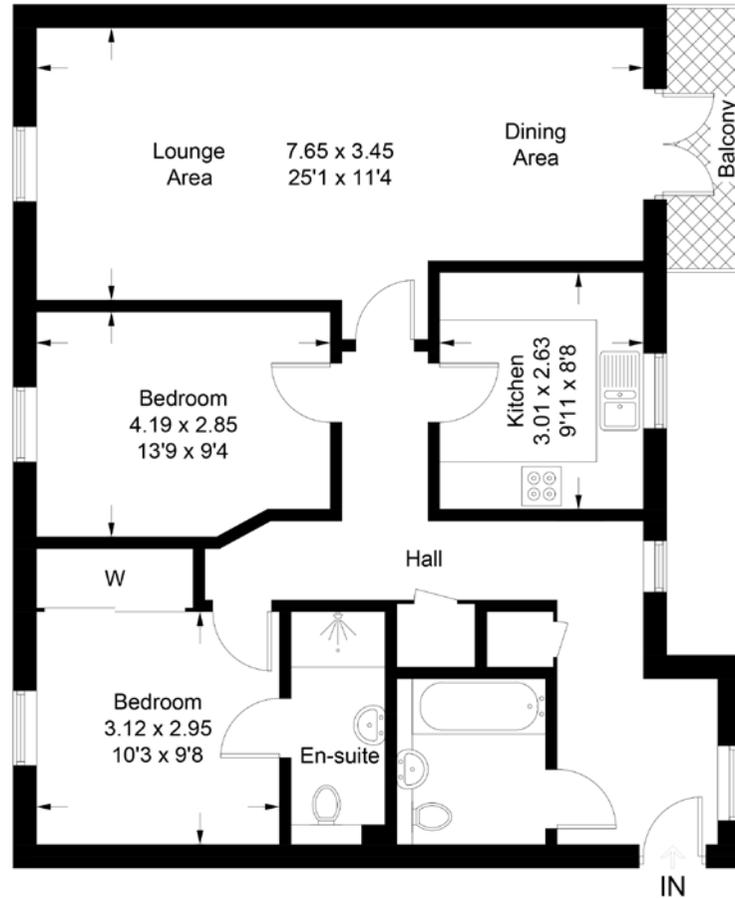
There are two double bedrooms, including a principal suite with fitted wardrobes and a stylish en-suite shower room.

Built in 2019 to an exceptional standard, the property places emphasis on energy efficiency, with high levels of insulation, high-performance double glazing, and zoned gas central heating, resulting in an impressive EPC rating of B.

Two allocated parking spaces are located to the rear of the property.

#### AGENTS NOTE:

The lease has approximately 125 years remaining from 2019. We understand from the vendor that the combined service charge and ground rent are approximately £175 per month.



TOTAL FLOOR AREA: 888 sq. ft (82 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
125 years lease from 2019  
£175 a month ground rent and service charges

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