

# Edward Ellis & Co

## Sales & Lettings

### 10 RIVER BANK CLOSE, MAIDSTONE, KENT ME15 7SE

Property reference M1003RIV



Spacious 2 bedroom first floor apartment in a prestige development close to Maidstone town centre. Double glazed throughout. Electric heating. Modern kitchen with electric hob, extractor, electric oven, fridge, freezer and dishwasher. Allocated parking. Garage for 2 cars. Entryphone security system.

Lounge (18ft 6in x 12ft 1in): Fitted carpet, double glazed window to rear elevation with French doors with views over adjacent conservation area of the river Len. Wall mounted heater.

Kitchen: Range of wall and base units. Roll top work surfaces. Built-in oven, hob, extractor. Local tiling. Dishwasher, fridge and freezer, washing machine. Vinyl flooring. Stainless steel sink with drainer and mixer taps. Storage cupboard. Double glazed window with views over river Len.

Bedroom 1 (13ft 6in x 8ft 5in): Fitted carpet. Double glazed window to front elevation, wall mounted heater. Built in wardrobe.

Bedroom 2 (11ft 4in x 6ft 6in): Fitted carpet, double glazed window to front elevation, wall mounted heater.

Bathroom: 3 piece suite comprising low level WC, wash hand basin, panel bath with shower over. Frosted double glazed window. Local tiling. Extractor. Airing cupboard.

Exterior: Tandem garage measuring approx 33ft in length with lighting and up and over door. Parking located in front of garage.

COUNCIL TAX: Band D £1,476.80 per annum 2010/11

Sorry no DSS, smokers or pets.

These particulars are intended only to give a brief description of the property. All measurements are for guidance only and should not be relied on for any purpose whatsoever.

FOR FURTHER INFORMATION ABOUT THIS PROPERTY PLEASE VISIT OUR WEBSITE [WWW.EDWARDELLIS.CO.UK](http://WWW.EDWARDELLIS.CO.UK).

TO ARRANGE A VIEWING, PLEASE CONTACT EDWARD ELLIS & CO ON 01622 736045 OR BY FAX ON 07092 050288 OR EMAIL AT [MAIL@EDWARDELLIS.CO.UK](mailto:MAIL@EDWARDELLIS.CO.UK).



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