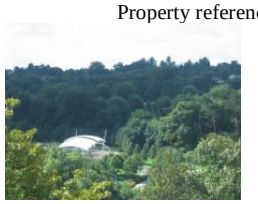
Edward Ellis & Co

Residential Lettings

41 LEE HEIGHTS. SPRINGFIELD QUAYS, MAIDSTONE, KENT ME14 2LG

Property reference R1409LEE



This substantial luxury two bedroom, two bathroom top floor apartment is located in the ever popular exclusive development of Springfield Quays close to Maidstone town centre and mainline railway station with easy access to the M20. Two double bedrooms, en-suite bathroom and further luxury bathroom. Double julienne balcony with far reaching views over the river and the Millenium Park.

*** TENANTS PLEASE NOTE THAT WE OFFER LOW REFERENCING FEES. WE ALSO OFFER AN INSURANCE-BACKED SCHEME THAT REQUIRES NO DEPOSIT. ***

Communal Entrance Hall: Stairs and lift leading to all floors. Personal door to:-

Entrance Hall: Hardwood courtesy door to front, single built-in storage cupboard, airing cupboard housing pressurised tank with slatted shelving over. Power points, coved ceiling, wall mounted electric convecter heater. Doors to :-

Lounge/Diner 19'7 × 15'4 (5.91m × 4.63m): Space for substantial table and chairs, Double julienne balcony, views over the Medway and the Millenium Park beyond. Wall mounted convection heater and double doors leading to:-

Luxury Kitchen/Breakfast Room 9'7 × 9'10 (2.89m × 2.97m): Arrangements of quality wall and base units with matching work surfaces between, single drainer one and a half bowl sink unit with stainless steel mixers, integrated cabinet lighting, automated ceiling lighting including low voltage hoalogen spotlights, integrated fridge and freezer, four ring electric ceramic hob with stainless steel oven below and canopy above. Tiled splashbacks, further integrated appliances include washing machine, hardwood flooring, electric plynth heater. Built-in breakfast bar, space for stools.

Bathroom 9'3 × 5'3 (2.79m × 1.59m): Matching suite comprising panelled bath with mixer taps and shower attachment over, low level WC, pedestal wash hand basin, tiled splashbacks, heated towel rail, extractor fan, electric shaver point.

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Master Bedroom 12'10 × 10'3 (3.88m × 3.1m): Double glazed window to front with electric heater below. Arrangement built-in bedroom furniture set within bed recess with cupboards over, coved textured ceiling. Door to:-

En-Suite Shower Room: Double shower cubicle, integrated fitted shower, low level WC, pedestal wash hand basin, shaver point, low voltage halogen spotlights, vinyl flooring, heated towel rail.

Bedroom 2 15'10 × 9'8 (4.78m × 2.92m): Double glazed window to front with electric heater below, coved textured ceiling.

Outside: Allocated off road parking including individually numbered parking bay. Communal grounds include mainly laid to lawn with mature borders.

Directions: From Maidstone Town Centre head out Maidstone via Royal Engineers Road heading towards Sandling running parallel to the River Medway. Just off the dual carriageway turn left into Springfield Quay, at the roundabout turn right, take the first left through the electric gates into Brambridge Court which leads into Lee Heights.

COUNCIL TAX: Band C £1,297.07 per annum 2009/10

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.

PLEASE CONTACT US BY E-MAIL AT MAIL@EDWARDELLIS.CO.UK TO ARRANGE A VIEWING OF THIS PROPERTY OR VISIT OUR WEBSITE WWW.EDWARDELLIS.CO.UK FOR FURTHER DETAILS.

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. All measurements are for guidance only and should not be relied on for any purpose whatsoever. No apparatus has been tested and potential buyers should rely on their own judgement or seek appropriate professional advice.

For further information about this property or to arrange a viewing, please contact Edward Ellis & Co on 01622 736045 or by fax on