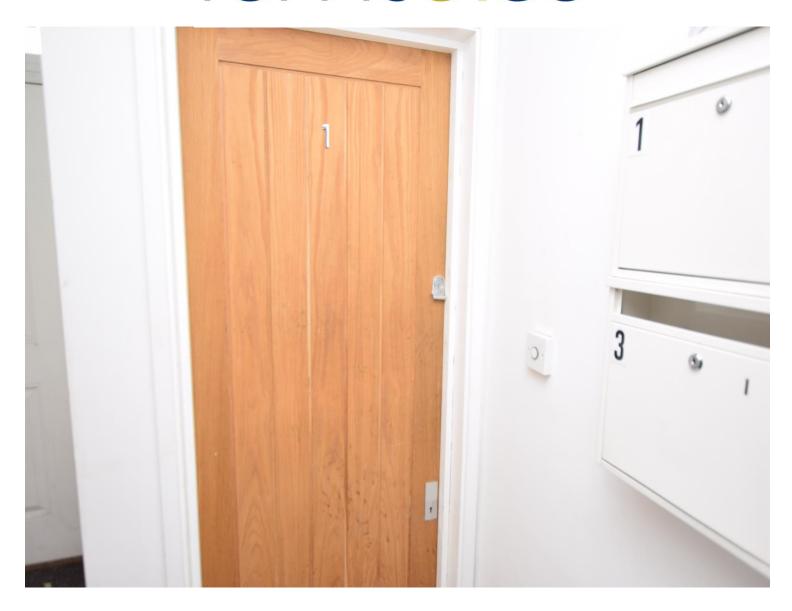
# ferris&co



£795 PCM
Holding deposit equivalent to 1 week's rent on application





Flat 1, 54-56 Tonbridge Road Maidstone, ME16 8SE

TEL: 01622 737800 Email: lettings@ferrisandco.net www.ferrisandco.net Westwood House Thurnham Lane Maidstone, Kent ME14 4QZ

#### **DESCRIPTION**

Great opportunity to rent this one-bedroom apartment. Open plan Lounge, Kitchen light and airy throughout. Shower room with electric shower. The property has access to the communal garden through the bedroom. Located on the Tonbridge Road, walking distance to Maidstone West & Maidstone Barracks train stations with links to central London. Short distance to Maidstone town centre with a range of restaurants and shops.



#### **Entrance**

Communal entrance hall leading to property front door.

**Entrance Porch** 3' 5" x 2' 11" (1.04m x 0.89m)

#### Lounge 10' 11" x 7' 9" (3.32m x 2.36m)

Window facing front. Electric heater. White painted walls. Oak laminate flooring.

#### **Kitchen** 9' 0" x 7' 10" (2.74m x 2.39m)

Window facing rear. Electric heater. White painted walls. Oak laminate flooring. Range of high and low units. Stainless steel sink with mixer tap. Electric Hob & Oven. Extractor fan. Plumbing for washing machine.

#### **Shower Room** 7' 3" x 3' 5" (2.21m x 1.04m)

White painted walls. Oak laminate flooring. Low level WC. Hand basin. Shower until with glass door. Electric shower.

#### **Bedroom** 11' 6" x 7' 7" (3.50m x 2.31m)

Door leading to rear. White painted walls. Oak laminate flooring. Electric heater.

#### **Outside**

Door from Bedroom leading to communal Garden. Communal waste bins to rear.











# **Energy performance certificate (EPC)**

Flat 1
54-56 Tonbridge Road
MAIDSTONE
ME16 8SE

Energy rating
Valid until: 21 November 2027

Certificate 8276-7131-5220-8578number: 5902

Property type	Ground-floor flat	
Total floor area	29 square metres	

## Rules on letting this property

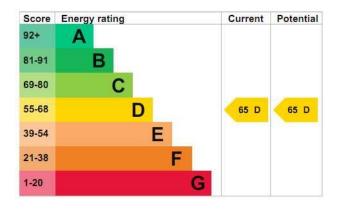
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be D.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60