

# Ferris & Co



£795 pcm

Holding deposit equivalent to 1 week's rent on application



**Flat 2 31/33 Earl Street**  
Maidstone, ME14 1PF

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Superb first floor grade II listed apartment forming part of this most attractive Georgian building, conveniently located in the centre of Maidstone in the historic Earl Street, with several of the buildings dating back to the 16th Century. The exceptionally spacious accommodation is arranged on one floor and extends to 540 Sq Ft, with electric heating and features a well fitted kitchen with appliances.

**\*\*Available Mid-June 2024\*\***

Maidstone town centre provides a comprehensive selection of amenities including shops at Fremlins Walk and The Mall, two museums, theatre, county library and multi-screen cinemas. There are two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports. Mote Park is nearby with its 450 acres, boating lake, leisure centre and municipal swimming pool.

## ON THE GROUND FLOOR ENTRANCE HALL

With security entrance phone.

## DELIGHTFUL LANDING

With a beautiful Georgian staircase.

## FLAT 2

Security entry phone.

## BEDROOM 13' 6" Max x 10' 3" (4.11m x 3.12m)

Security entry phone. Electric heater. Sash window to front. Recess Georgian fireplace. Wood laminate flooring. Door to;

## EN-SUITE SHOWER ROOM

White suite twin shower cubicle with electric shower. Small hand basin, cupboard under. Low level WC. Extractor fan.

## LIVING ROOM 21' 6" x 18' 1" (6.55m x 5.51m)

Wood laminate flooring. Magnificent bay window to front affording a western aspect overlooking Earl Street. Recess Georgian fireplace. Two electric heaters. FITTED KITCHEN; Contemporary range of units with woodgrain effect working surfaces. Stainless steel sink with mixer tap. Four burner electric hob. Stainless steel splashback and extractor hood. Integrated washing machine and fridge/freezer. Metro style splashbacks.



## DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road at the prison wall turn right at the traffic lights into Lower Boxley Road, follow the road at the roundabout take the second exit at the next roundabout take the first exit into Fair Meadow, then take the second exit into Earl Street and the property will be found to the left of The Giggling Squid Restaurant via keycode gate.



## Energy performance certificate (EPC)

Flat 2  
33 Earl Street  
MAIDSTONE  
ME14 1PF

Energy rating

**E**

Valid until: **18 October 2028**

Certificate number: **0018-0961-7210-2158-9954**

Property type

Mid-floor flat

Total floor area

47 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).