

Ferris & Co



Monthly Rental Of £995.00 pcm
Holding deposit equivalent to 1 week's rent on application



13 Orchard House Hazlitt Drive
Maidstone, ME16 0YU

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A spacious top floor one-bedroom apartment forming part of this prestigious block located in a well-established residential position. The accommodation boasts of a double bedroom, lounge diner, fitted kitchen and bathroom. The property comes with gas central heating, a lift to all floors, allocated parking, and access to the communal gardens.

Located with access to the London 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.

On the third floor

Entrance Hallway

Two built in cupboards, one housing the boiler and the other housing the water tank. Both with storage. Video Entry phone.

Bathroom 7' 1" x 7' 4" (2.16m x 2.23m)

White suite comprising panelled bath with mixer tap with shower hose. Glass shower screen. Wash hand basin with mixer tap. Low level W.C. Heated towel rail. Recessed downlighters and extractor fan. Vinyl flooring. Part tiled walls.

Lounge/Diner 19' 6" x 15' 2" (5.94m x 4.62m)

Windows facing to front & side. Carpet. Leading to Kitchen.

Kitchen 7' 1" x 8' 7" (2.16m x 2.61m)

High & low level, oak effect shaker style door and draw fronts. Complementing counter tops. Part tiled walls. Stainless steel sink with mixer tap. Neff oven with 5 burner gas hob and extractor fan. Integrated fridge freezer and slimline dishwasher. Free standing washing machine. Window to side.

Bedroom 11' 5" x 12' 10" (3.48m x 3.91m)

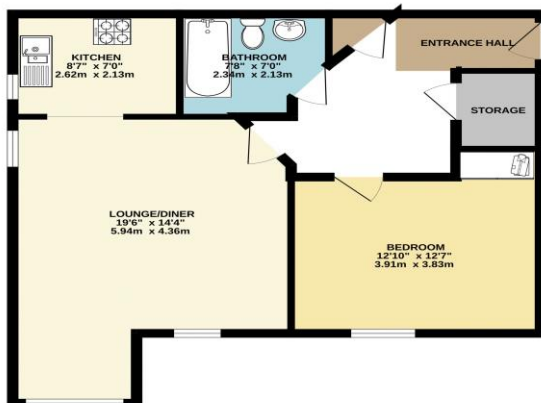
Window to front. Carpet. Radiator. Built in wardrobe.

Outside

Allocated parking bay numbered 13. Communal gardens. Pedestrian access onto London Road.



GROUND FLOOR



DIRECTIONS

From Maidstone leave via the Tonbridge Road, A26 heading in a Westerly direction, getting into the right hand lane following signs to The London Road, turning right into Terrace Road, bearing left onto The London Road A20. After the second set of traffic lights take the first turning on the left into Queens Avenue. Take the first turning on the right into Vicary Road. Take the second turning on the right into Hazlitt Drive, at the end of the cul de sac, turn right onto the new development and Orchard House will be found immediately in front of you.

Energy performance certificate (EPC)

Flat 13
Orchard House
Hazlitt Drive
MAIDSTONE
ME16 0YU

Energy rating

C

Valid until:

3 February 2030

Certificate
number:

0648-6098-6242-5880-
8250

Property type

Top-floor flat

Total floor area

56 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>).

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		