

Ferris & Co



£1100 pcm

Holding deposit equivalent to 1 week's rent on application



4 Ladbrooke House Wheeler Street
Maidstone, ME14 2UF

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully presented duplex apartment arranged on two floors with a new fitted kitchen with appliances, bathroom, carpets and total redecoration. Offering spacious well proportioned rooms extending in all to just under 800 square feet. To the front is an extensive parking area located in this well established convenient residential position on the favoured northern side of the town with in a 1/4 of a mile of the town centre. The ground floor living accommodation and first floor bedroom accommodation which features large picture windows creating a light and airy interior, UPVC framed and double glazed with gas central heating by radiators.

The property is conveniently positioned on the favoured northern side of the town with in a 1/4 of a mile of the town centre. There is a local supermarket and excellent educational facilities at Northborough and St Pauls and Eastborough with a wider range of schools and colleges for older children in and around the town centre. Maidstone offers an excellent selection of facilities including shopping at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and 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.

ON THE GROUND FLOOR

ENTRANCE CANOPY

ENTRANCE PORCH

Half glazed hardwood entrance door. Staircase to first floor. Built-in cupboard.

ENTRANCE HALL

LOUNGE/DINING ROOM 14' 5" x 13' 7" (Max) (4.39m x 4.14m)

Large picture window overlooking grassed area. Radiator.



Floor area 790 sq' approximately.

N.B:Not to scale, for guidance only.

KITCHEN 10' 6" x 9' 2" (3.20m x 2.79m)

Just fitted Howden kitchen with white high gloss door and drawer fronts and concrete finish working surfaces and upstand. Stainless steel sink with mixer tap, cupboard under. Range of high and low level cupboards incorporating four burner electric hob with oven beneath, extractor hood above. Fridge. Separate freezer. Washing machine. Ceramic tiled floor. Cupboard housing electric meters. Window to front affording a southern aspect with fitted blinds. Wall mounted gas fired boiler supplying domestic hot water throughout.

ON THE FIRST FLOOR

LANDING

Built-in shelved storage cupboard.

BEDROOM 1 14' 5" x 10' 7" (4.39m x 3.22m)

Window to rear with views over adjacent grassed area. Radiator.

BEDROOM 2 13' 3" x 9' 3" (4.04m x 2.82m)

Window to front with fitted blinds, southern aspect. Built-in wardrobe cupboard. Radiator.

BATHROOM

White suite, contemporary design with chromium plated fittings comprising:- panelled bath with electric shower over, curtain and rail. Pedestal wash hand basin with mixer tap. Low level W.C. Vinyl flooring. Tiled splashbacks. Chromium plated heated towel rail. Window to front affording a southern aspect.

OUTSIDE

A small grassed area to the front. Built-in store cupboard. Communal parking area with two permits.



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road, at the end of the road and at the prison wall turn left into Well Road, passing through the traffic lights taking the first turning on the left into Wheeler Street, passing the Aldi supermarket on the left hand side and Ladbroke House will be found a short distance along on the right as indicated by our signboard.

Flat 4 Ladbrooke House, Wheeler Street, MAIDSTONE, ME14 2UF

Dwelling type: Ground-floor maisonette
Date of assessment: 03 February 2017
Date of certificate: 03 February 2017
Reference number: 0978-8070-7282-4793-8900
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

Use this document to:

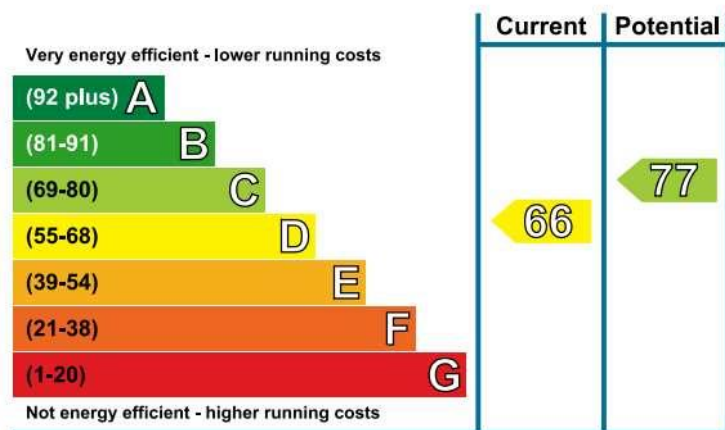
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,839
Over 3 years you could save	£ 639

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 1,458 over 3 years	£ 819 over 3 years	
Hot Water	£ 252 over 3 years	£ 252 over 3 years	
Totals	£ 1,839	£ 1,200	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 324	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	
3 Replacement warm air unit	£1,250 - £2,500	£ 204	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.