

ferris&co



Monthly Rental Of £850
Holding deposit equivalent of 1 week's holding deposit



41a Bower Street
Maidstone, ME16 8SB

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Rare opportunity to let this duplex apartment converted from a Victorian terrace enjoying a pleasant outlook at the rear over Cornwallis terrace playground, which is an attractive grassy open space flanked by mature trees. The accommodation is arranged on two floors and extends in all to just under 550 square feet with electric heating and double glazing. The apartment is accessed by an external staircase from the ground floor, with an entrance porch on the first floor and hardwood entrance door.

Conveniently placed just off the Tonbridge Road with a selection of shops available locally and regular bus services into town centre, some 1/4 mile distant. The County town boasts an excellent selection of facilities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There are excellent shopping facilities at the Mall and Fremlins Walk. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ENTRANCE HALL

CLOAKS AREA

SHOWER ROOM

White suite:- Twin shower cubicle with Triton electric shower, wash hand basin. Low level W.C. Vinyl flooring. Tiled splashback.

KITCHEN 10' 0" x 7' 2" (3.05m x 2.18m)

Window to side, fitted with units having high and low level cupboards with working surfaces incorporating four burner electric hob, oven and grill beneath. Stainless steel sink. Vinyl flooring. Door to :-

LIVING ROOM 11' 6" x 11' 4" (3.50m x 3.45m)

Panel heater. Window overlooking rear garden, UPVC double glazed, western aspect. Door and staircase to :-

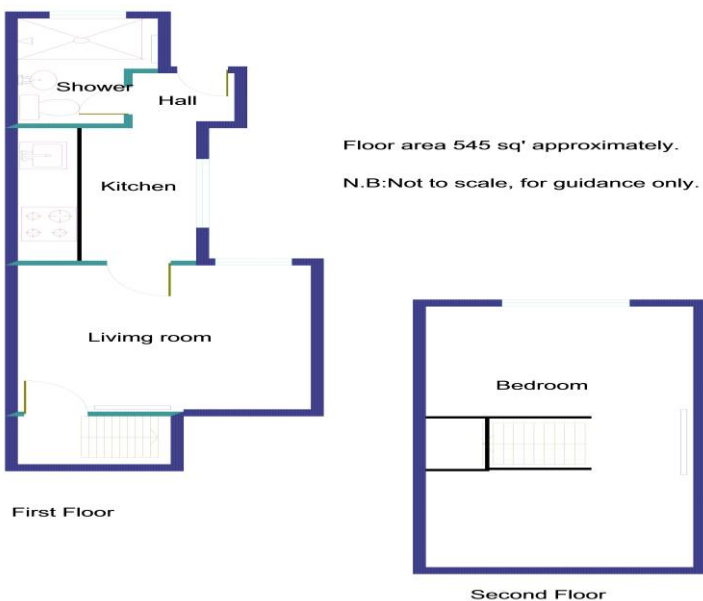
ON THE SECOND FLOOR

BEDROOM 18' 8" x 11' 5" (5.69m x 3.48m)

Large dormer window to rear with views over Cornwallis playground, western aspect. Panel heater.

OUTSIDE

There is an area of garden, which is shared with the flat beneath.



DIRECTIONS

From Maidstone leave via Tonbridge Road, A26 and Bower Street will be found on the right hand side after approximately 1/4 mile. The property will be found some distance along on the left hand side, passing along the underpass of number 41 Bower Street and the duplex apartment, an external staircase will be found at the rear.

41a, Bower Street, MAIDSTONE, ME16 8SB

Dwelling type: Top-floor maisonette
Date of assessment: 04 April 2017
Date of certificate: 18 September 2017

Reference number: 0435-2884-7246-9203-0221
Type of assessment: RdSAP, existing dwelling
Total floor area: 36 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

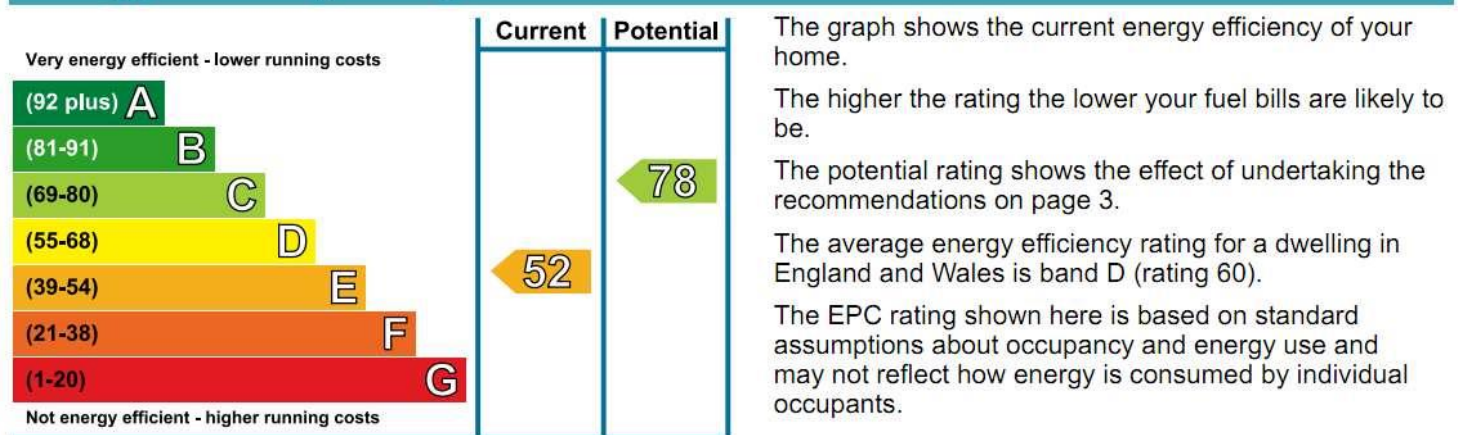
Estimated energy costs of dwelling for 3 years:	£ 2,229
Over 3 years you could save	£ 1,323

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 90 over 3 years	
Heating	£ 1,704 over 3 years	£ 597 over 3 years	
Hot Water	£ 435 over 3 years	£ 219 over 3 years	
Totals	£ 2,229	£ 906	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 669
2 Change heating to gas condensing boiler	£3,000 - £7,000	£ 654

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.