

# ferris&co



£1250 pcm

Holding deposit equivalent to 1 week's rent on application



**6 Garrington Close Vinters Park**  
Maidstone, ME14 5RP

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Delightfully presented mid terraced house located on the fringe of this popular development adjacent to an open wooded area. The accommodation is delightfully presented and is arranged on two floors extending in all to 768 square feet, with the added benefit of UPVC replacement double glazing and night storage heating.

Vinters Park is particularly sought after and has an excellent selection of local amenities including shops providing for everyday needs, community centre with pre-school and the adjacent Vinters Valley nature reserve with its 8 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta school catering for infants, juniors and seniors. Maidstone town centre is some 1 1/4 miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi screen cinema and two railway stations connected to London. For older children there is a selection of schools and colleges in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports. There is excellent shopping facilities at The Mall and Fremlins Walk.

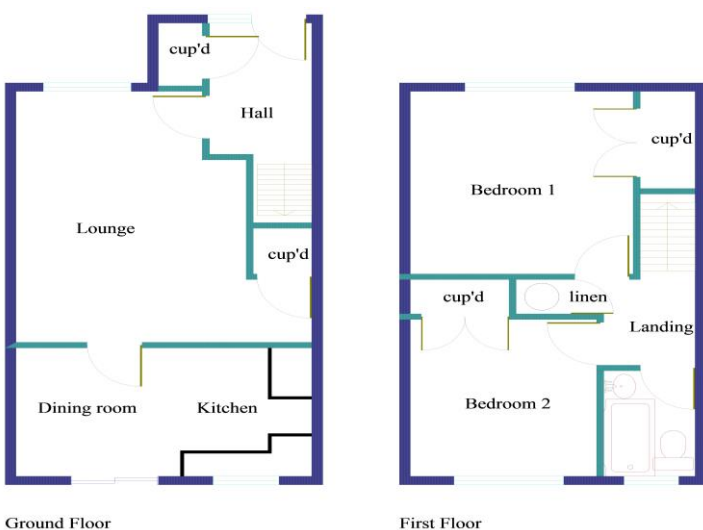
## ON THE GROUND FLOOR

### ENTRANCE HALL

UPVC Georgian entrance door, glazed side panel. Beech wood laminate flooring. Staircase to first floor. Built-in cloaks cupboard. Slimline night storage heater. Recessed low voltage lighting.

### LOUNGE 15' 4" x 10' 6" (4.67m x 3.20m)

UPVC picture window to front with views over adjacent woodland. Beechwood laminate flooring. Recessed low voltage lighting. Telephone point. Slimline night storage cupboard with electric meters.



Floor area 670 sq' approximately.

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

### KITCHEN/DINING ROOM 13' 9" x 7' 3" (4.19m x 2.21m)

**KITCHEN AREA:** Comprehensively fitted with shaker Shaker style units with stainless steel fittings and Beechwood effect working surfaces, comprising; Inset stainless steel sink unit, cupboards under. Range of high and low level cupboards with working surfaces incorporating Diplomat stainless steel four burner electric hob with stainless steel extractor hood above and fan assisted oven beneath. Tiled splashback. Beechwood laminated flooring. UPVC window to rear. **DINING AREA:** Wood laminate flooring. Panel heater. Recessed low voltage lighting. Double glazed sliding patio doors to:

### CONSERVATORY 12' 4" x 8' 0" (3.76m x 2.44m)

UPVC framed and double glazed with triple poly carbonate roofing. Double casement doors to garden, affording a southern aspect. panel heater. Vinyl flooring. Fitted vertical blinds.

## ON THE FIRST FLOOR

### LANDING

Built in linen cupboard with lagged copper cylinder and fitted immersion heater supplying domestic hot water throughout, shelving above. Access to roof space. Recessed low voltage lighting.

### BEDROOM 1 10' 9" x 9' 8" (3.27m x 2.94m)

UPVC window to front with views over adjacent woodland. Double built-in wardrobe cupboard with hang and shelving space. Panel heater.

### BEDROOM 2 10' 5" x 8' 10" (3.17m x 2.69m)

UPVC window to rear affording a southern aspect. Built-in double wardrobe cupboard with hanging and shelving space. Panel heater..



## DIRECTIONS

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road at The Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road, Follow the road and take the fifth turning on the left beyond the community centre into Farningham Close and Garrington Close will be first turning on the right, the property will be found at the very end of the road on the left hand side adjacent to a wooded area as indicated by our

6, Garrington Close, MAIDSTONE, ME14 5RP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 25 October 2013  
**Date of certificate:** 28 October 2013

**Reference number:** 2758-8910-7280-0757-3974  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 59 m<sup>2</sup>

## Use this document to:

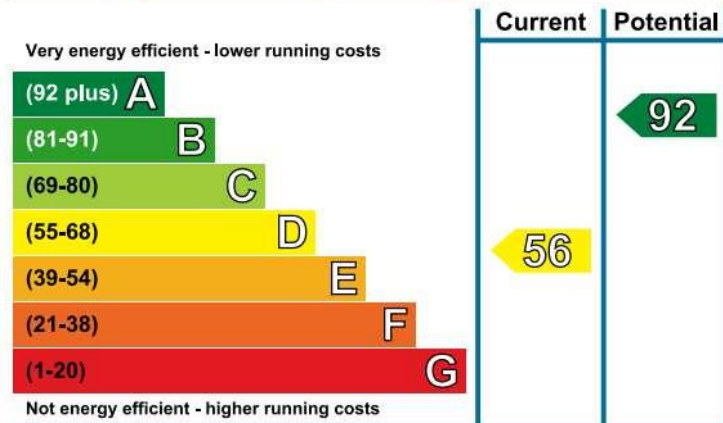
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,370</b>
<b>Over 3 years you could save</b>	<b>£ 1,248</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 120 over 3 years	
Heating	£ 1,500 over 3 years	£ 780 over 3 years	
Hot Water	£ 675 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,370</b>	<b>£ 1,122</b>	

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
1 Increase loft insulation to 270 mm	£100 - £350	£ 168
2 Cavity wall insulation	£500 - £1,500	£ 345
3 Floor Insulation	£800 - £1,200	£ 117

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.