

# Ferris & Co



**£1050 pcm - \*\* ALL BILLS INCLUDED \*\***  
Holding deposit equivalent to 1 week's rent on application



**Lower Flat, 2 Elsfeld Cottages, Ashford Road**  
Maidstone, ME17 1PA

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

**\*\* ALL BILLS INCLUDED \*\*** Rare opportunity to rent this newly redecorated and refurbished ground floor studio flat on the outskirts of the beautiful Hollingbourne area. The accommodation has a stylish, bright and modern look, with access both to the front and rear of the property. The airy flat extends in all to just under 300 sq ft, offering a large bathroom with double shower, along with a spacious rear garden. The property backs onto rolling country hills that boast stunning views.

### **OPEN PLAN/STUDIO** 15' 0" x 16' 2" (4.57m x 4.92m)

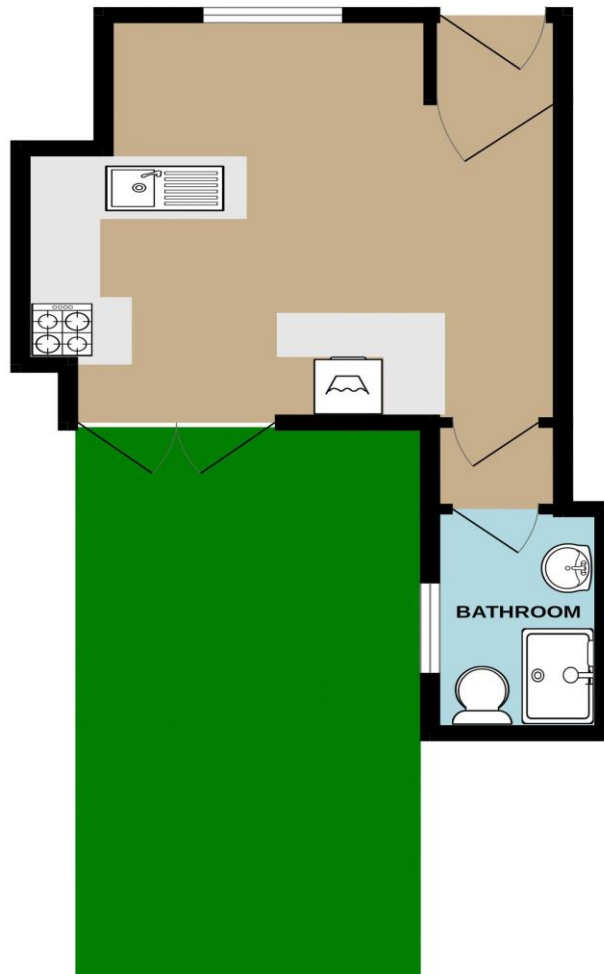
Plush dark grey carpets. Bright freshly painted white walls. Vinyl flooring in kitchen. Wooden kitchen worktops. Ample kitchen cupboards with stainless steel drawer fronts. 4 burner hob. Oven. Casement doors to patio and garden. Washing machine (gifted to tenant - not landlord responsibility). Window looking out to front communal garden area. Radiator.



### **BATHROOM** 11' 5" x 4' 10" (3.48m x 1.47m)

Low level W.C. Double shower. Hand wash basin with pedestal. Window facir

GROUND FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 276 sq.ft. (25.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 71        |
| (55-68) <b>D</b>                                   | 61      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

