

# Ferris&Co



**Monthly Rental Of £1,500.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**2 The Abbott Lower Street**  
Maidstone, ME17 1SQ

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Light and airy three-bedroom townhouse with allocated parking for one car. The lounge dining room, Kitchen, and cloakroom are all on ground floor, with two double bedrooms and bathroom on the first floor and a wonderful master suite on the top floor. There is a low maintenance garden with one allocated parking bay to rear. The property is also situated just opposite the local recreation ground which has a children's play area, tennis courts and playing field as well as a free car park. Local village primary school is less than a mile away with secondary schools within 6 miles. Commuters can access the M20 at Junction 8 or via hollingbourne Station with trains to central London in just over an hour. Leeds Castle is just 800m away from the property with 500 acre grounds, there are picturesque walks, a 9 hole golf course, segway tours, play area & numerous special events to be enjoyed all year round, such as there Classical concert with spectacular fireworks display.

### Entrance Hall

Carpet to floor. White painted walls. Doors leading to lounge diner, kitchen and cloakroom.

### Lounge/Diner 14' 10" x 11' 0" (4.52m x 3.35m)

Double glazed French doors. Window wall facing to the rear. Grey fitted Carpet . White painted walls.

### Kitchen 11' 1" x 6' 10" (3.38m x 2.08m)

Cream coloured gloss high & low units. Stainless steel sink with drainer. Chrome mixer tap. AEG electric oven with gas hob. Extractor fan. Integrated fridge freezer, dishwasher. Freestanding washing machine. Tiled floor. Boiler housed by unit. Window facing front with fitted blind.

### Cloakroom

White suite, handbasin. Low level W/C. Tiled flooring.

### Bedroom 2 14' 10" x 11' 5" (4.52m x 3.48m)

Double glazed floor to ceiling window wall facing rear. Built in double wardrobe. Carpet floor. Radiator. White painted walls.

### Bedroom 3

Double glazed floor to ceiling window wall bay window facing to the front of building . Built in double wardrobe. Beige fitted Carpet to floor. Radiator.

### Family Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)

White suite comprising of bath with chrome mixer tap and shower head. Hand basin. Low level W/C. Tiled floor. Tiled wall round the bath. Shower screen. Heated towel rail. Airing cupboard housing hot water tank cylinder.

### Master bedroom 13' 5" x 11' 6" (4.09m x 3.50m)

Vaulted ceiling with full height double glazed window wall , facing to the rear. Smaller window to side. Beige fitted Carpet to floor. Radiator.

### Shower Room 9' 10" x 9' 3" (2.99m x 2.82m)

White suite comprising oversized shower with chrome shower mixer. Twin style basin's with mixer taps. Low level W/C. Tiled flooring. Heated towel rail. Full height double glazed window wall facing front.

### Outside

### Rear Garden

Artificial lawn with patio area. Gate to rear parking.

### Parking

Allocated parking space for one car. There is also parking in the recreation area car parking opposite the property



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of sale.  
Date: 21st February 2024

#### 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 performance certificate (EPC)

2 The Abbots  
Lower Street  
Leeds  
MAIDSTONE  
ME17 1SQ

Energy rating

C

Valid until: 17 May 2028

Certificate number: 8118-7125-5520-5803-0992

Property type Mid-terrace house

Total floor area 97 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 B.

[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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		