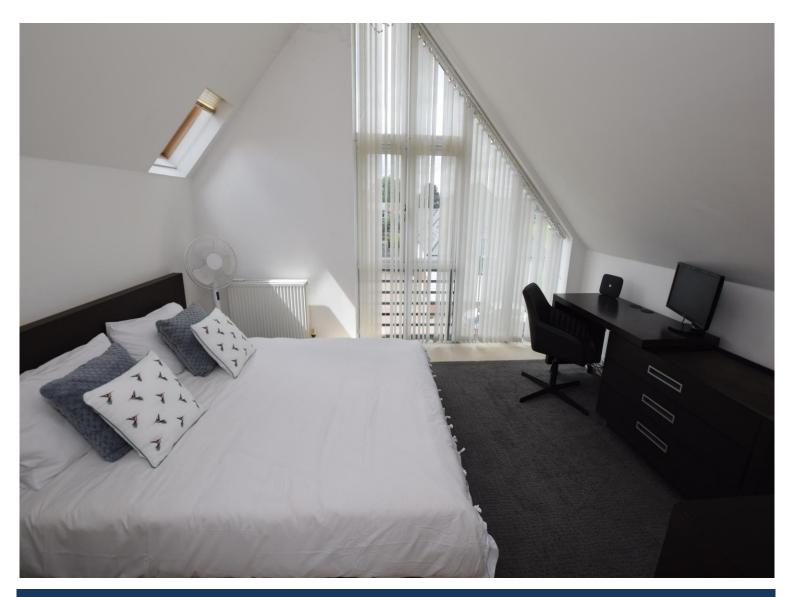
Ferris&Co



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

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

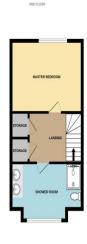
Cream coloured gloss high & low units. Stainless steel sink with drainer. Chrome mixer tap. AEG electric oven with gas hob. Extractor fan. Integrated fridge freezer, dishwasher. Freestanding washing machine. Tiled floor. Boiler housed by unit. Window facing front with fitted blind.

Cloakroom

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

LOUNGEONER CLOMROGO WALLENG NITCHN 0





White very atmost has been roude to ensure the scorings of the floorplan certained here, measurement of doors, verbook, norms and any other floor are or are open mind and on responsible to laterities any expensions or min-statement. This plan is for fill attribute purposes only and should be used as such by any prospective purchaser. The services, specimen and registrations shown have not been tested and no guarantee as to other operations or efficiency can be given.

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



Energy performance certificate (EPC)

2 The Abbots Lower Street Leeds MAIDSTONE ME17 1SQ Energy rating

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

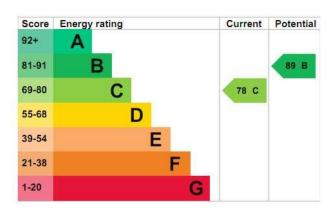
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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