

ferris&co



{£950} pcm

Holding deposit equivalent to 1 week's rent on application



The Penthouse Upper Street
Leeds , ME17 1SW

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Ideal opportunity to let this 1 bedroom flat situated above most attractive Victorian farm workers cottages, enjoying far reaching views to the front and rear over farmland. Located on the fringe of this sought after village with the added benefit of off road parking and gardens front and rear. The accommodation is arranged on one floor and extends in all to approximately **** square feet with the added benefit of gas fired central heating.

Leeds village renowned for it's castle has a popular infant school, village hall, church, playing fields, tennis courts and a gastro pub. Located approximately four miles east of the County town. Mainline railway stations maybe found in the nearby villages of Hollingbourne and Bearsted with connections to London on the Victoria line. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ENTRANCE HALLWAY

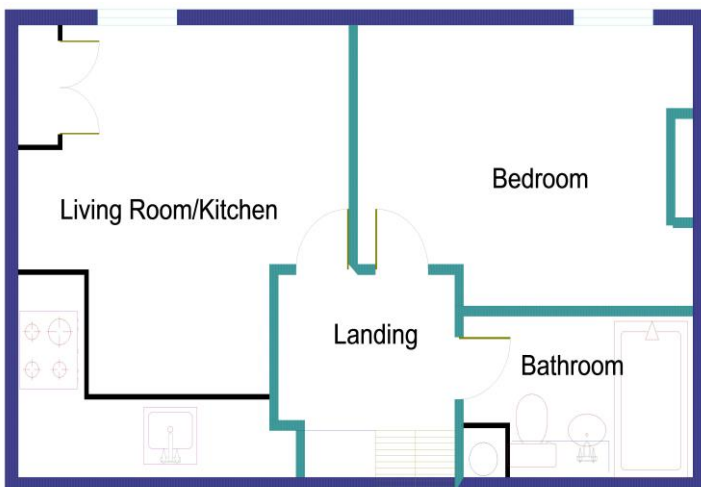
Hardwood door to the front with stairs leading to the first floor.

LANDING

White Balustrade, telephone intercom. Access to roof space. Laminate flooring.

LIVING AREA/KITCHEN 13' 3" (narrowing to 10') x 14' 5" (4.04m x 4.39m)

Living Area: Window to front with delightful views over farmland. Built in cupboard with service meters & modern consumer unit. Laminate flooring. Recessed down lighters. Kitchen Area: Fitted kitchen with cream door and drawer fronts. High and low level cupboards with working surfaces. Integrated oven with four burner hob. Stainless steel sink with mixer tap and tiled splash back. Under counter Zanussi fridge freezer. Plumbing for washing machine. Velux window to rear. Thermostatic heating control.



Floor Area 414sq' approximately

N.B; Not to scale, for guidance only

BEDROOM 11' 10" x 9' 4" (3.60m x 2.84m)

Window to front with views over farmland. Laminate flooring. Double radiator.

BATHROOM

White suite comprising of a panelled bath with mixer tap & Mira shower over. Shower screen, curtain and rail with fully tiled walls. Vanity unit with inset wash hand basin, mixer tap and storage cupboard under. Tiled splash back. Low level w.c with concealed cistern. Chromium plated heated towel rail. Built in cupboard with water cylinder. Vinyl flooring, recessed down lighters, extractor fan. Velux window to rear.

OUTSIDE

The property has the use of the rear garden.



DIRECTIONS

From our Bearsted Office proceed in a easterly direction into the Green, passing the village green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left, continue straight over the next two roundabouts. At the third roundabout take the second exit sign posted Leeds Village and Leeds Castle. Pass the entrance to Leeds Castle, continue up the hill into the village passing the George Public House on the left hand side proceed further up onto Upper Street. The Square will be found on the right hand side, close to the end of the village by the traffic calming measures as indicated by our sign board.

Flat, 7, The Square, Upper Street, MAIDSTONE, ME17 1SW

Dwelling type:	Top-floor flat	Reference number:	8640-6523-5660-5328-3226
Date of assessment:	28 July 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	28 July 2020	Total floor area:	39 m ²

Use this document to:

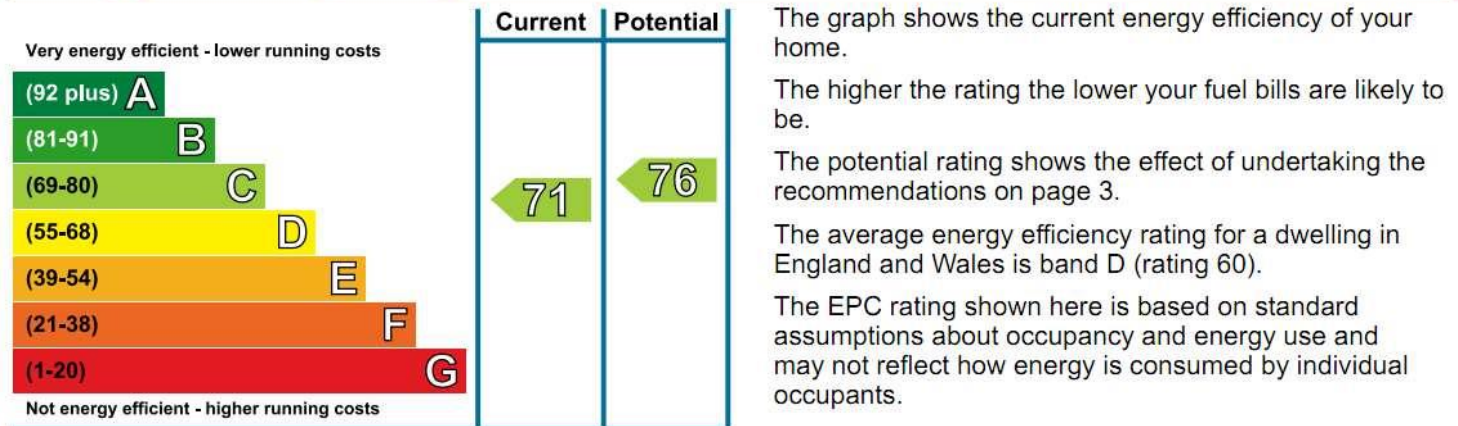
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,305
Over 3 years you could save	£ 273

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 792 over 3 years	£ 618 over 3 years	
Hot Water	£ 378 over 3 years	£ 279 over 3 years	
Totals	£ 1,305	£ 1,032	

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 Increase loft insulation to 270 mm	£100 - £350	£ 69
2 Internal or external wall insulation	£4,000 - £14,000	£ 72
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 27

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.