

ferris&co



Monthly Rental of £995
Holding fee equivalent to 1 week's rent due on application



74 McKenzie Court, Fairmeadow
Maidstone, ME14 1JU

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to let this second floor, beautifully presented apartment overlooking the river on this prestigious award winning gated development.

The accommodation is presented in stunning order throughout and we have no hesitation in recommending your early inspection.

Beautifully presented and decorated, extending in all to just under 500 square feet, with the added benefit of double glazed windows and thermostatically controlled electric heating.

This award winning development, located in this prestigious position in the centre of Maidstone overlooking the River Medway.

The County town offers an excellent selection of amenities including two museums, theatre, county library, multi-screen cinema, excellent shopping facilities at Fremlins Walk. Walks along the tow path to the Millennium Park and two mainline railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE FOYER

With security entry phone. Lift and stairs to all floors.

ON THE SECOND FLOOR

APARTMENT 74

L-SHAPED ENTRANCE HALL

Night storage heater. Entry phone. Built-in storage cupboard. Built-in linen cupboard, housing Telford water cylinder with dual immersion supplying domestic hot water throughout, shelving above.

L-SHAPED LIVING ROOM 17' 4" x 15' 10" narrowing to 9'5"(5.28m x 4.82m)

LOUNGE AREA : Night storage heater. Double glazed sliding patio doors to balcony which enjoys a delightful outlook to the west with views over the River Medway. KITCHEN AREA : Fitted with units having Shaker style door and drawer fronts with woodgrain finish , stainless steel fittings and granite effect working surfaces comprising :- One and half bowl stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner electric hob with concealed extractor hood above and fan assisted oven beneath. Plumbing for automatic washing machine, space for fridge/freezer. Tiled splashbacks. Tiled floor.

BEDROOM 16' 4" x 9' 5" (4.97m x 2.87m)

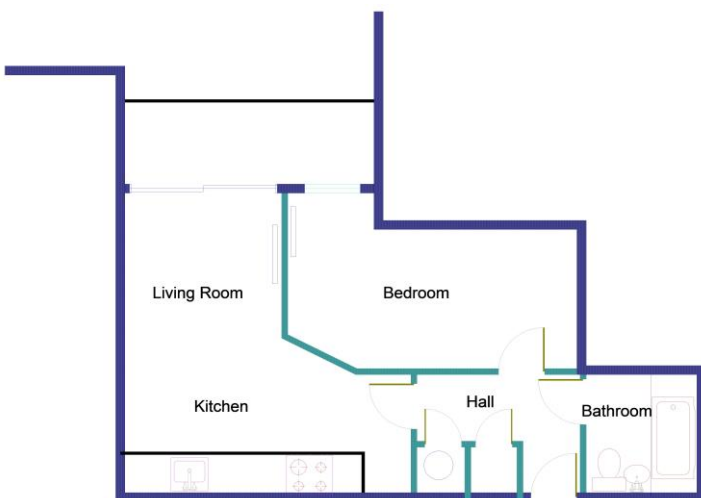
Window to front with views over the river. Night storage heater.

BATHROOM

White suite with chromium plated fittings comprising :- Panelled bath with mixer tap and shower attachment, curtain and rail. Pedestal hand basin. Low level W.C. Tiled splashbacks . Tiled floor. Fan heater. Extractor fan.

OUTSIDE

Communal gardens are well tended and surround the property. Car park is gated and secured and there is an allocated parking space.



Floor area 471 sq' approximately.

N.b;Not to scale, for guidance only.



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road at the prison wall turn right a the traffic lights into Lower Boxley Road, follow the road at the roundabout take the second exit at the next roundabout take the first exit into Fair Meadow, McKenzie Court will be found a short distance along on the left hand side.

Energy Performance Certificate

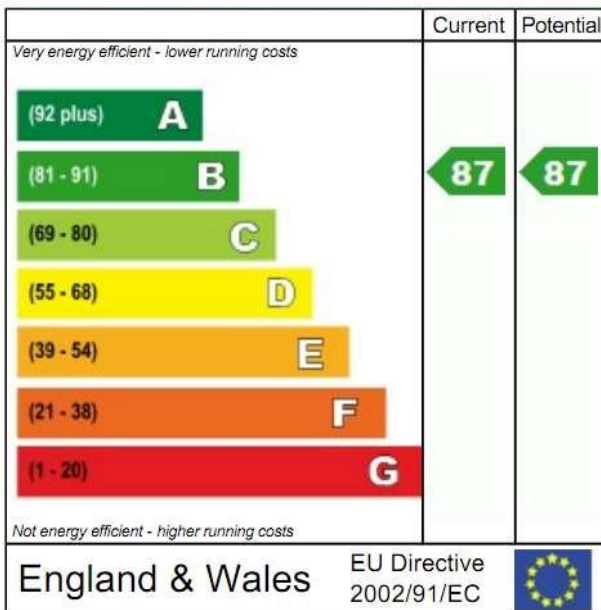


74, McKenzie Court
MAIDSTONE
ME14 1JU

Dwelling type: Mid-floor flat
Date of assessment: 05 March 2012
Date of certificate: 06 March 2012
Reference number: 8882-6127-9700-6695-4906
Type of assessment: RdSAP, existing dwelling
Total floor area: 44 m²

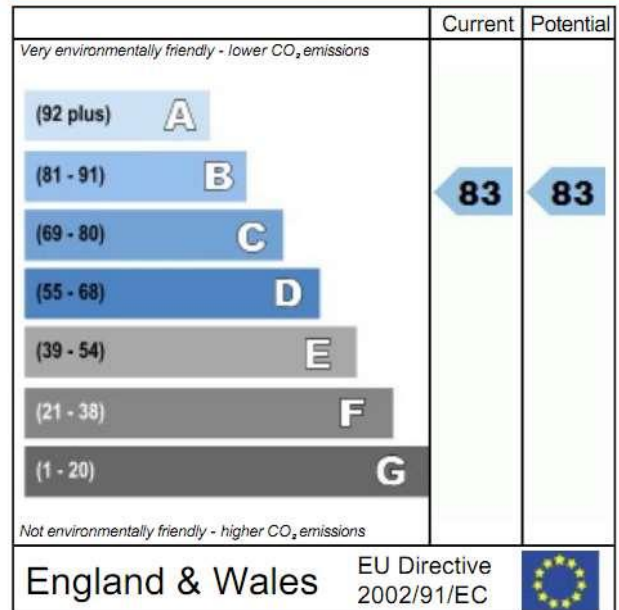
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	149 kWh/m ² per year	149 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£31 per year	£31 per year
Heating	£70 per year	£70 per year
Hot water	£98 per year	£98 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.