



**£1250 PCM**

**Holding deposit equivalent to 1 weeks rent on application**



**15 Threshers Drive**  
Maidstone , ME14 5UA

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Delightfully refurbished first floor apartment, quiet cul de sac position on the sought after Grove Green development. First floor with a pleasant open outlook, extending to 600 sq ft with gas central heating and UVPC double glazing. Just decorated with a new bathroom, kitchen, carpets and floor coverings. Highly recommended, £1250 per calendar month.

Situated on the sought after Grove Green development with an excellent selection of local amenities which include shops and supermarket, doctors surgery, local infant and junior school (Johns) and easy access to both Vinters Valley and Mote Park. The mainline railway station is approximately 1/2 mile distant and Maidstone town centre is approximately 1 1/2 miles distant offering a more comprehensive selection of amenities consistent with County town status. The M20/M2/M25 and M26 motorways are all close by and offer direct vehicular access to both London and the Channel Ports.

## ON THE GROUND FLOOR

### ENTRANCE FOYER

Communal entrance area and staircase to first floor landing.

### APARTMENT 15

New composite entrance door.

### ENTRANCE HALL

13 ft long, built-in linen cupboard, access to roof space (part boarded).

### LOUNGE / DINING ROOM 16' 2" x 12' 4" (4.92m x 3.76m)

Carpeted. Oriel bay window to front affording a western aspect enjoying a pleasant open outlook. Two double radiators. Built-in storage cupboard. Wide access to:-

### KITCHEN 10' 6" x 6' 10" (3.20m x 2.08m)

Fitted with units having white high gloss finish door and drawer fronts with complementing working surfaces. Stainless steel sink with mixer tap, four burner gas cooker, oven and grill, space for washing machine, Kenwood fridge freezer with drinks dispenser, Ideal gas fired boiler supplying heating and domestic hot water throughout, tile effect flooring, window to front, western aspect, tiled splashback.

### BEDROOM 1 16' 0" x 11' 0" (4.87m x 3.35m)

Window to rear, eastern aspect, radiator, new carpet.

### BEDROOM 2 12' 10" x 8' 9" (3.91m x 2.66m)

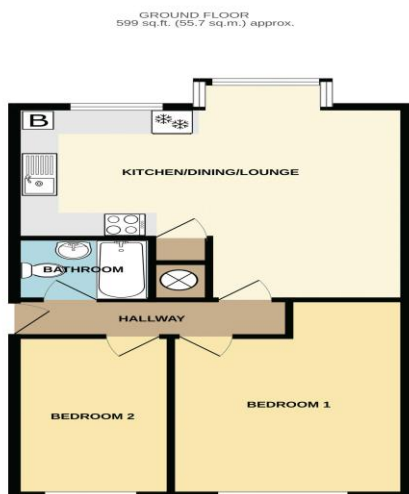
Window to rear, eastern aspect, radiator, new carpet.

### BATHROOM 6' 6" x 5' 0" (1.98m x 1.52m)

Just fitted white suite, contemporary design with chromium fittings. Deep, panelled bath with mixer tap and rainforest shower head over, folding glass shower screen, wash hand basin, integrated cupboard, low level WC, tile effect flooring, aqua board in veined marble finish, recess low voltage lighting.

### OUTSIDE

Communal gardens, allocated parking space and visitors space.



TOTAL FLOOR AREA: 599 sq.ft. (55.7 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of houses, whether shown on the floor plan or otherwise, are approximate and are not intended to be a contract. The buyer should verify the accuracy of the measurements and should not rely on them for any purpose. The agent does not accept any liability for any loss or damage caused by any error or omission in the foregoing. The agent does not accept any liability for any loss or damage caused by any error or omission in the foregoing. The agent does not accept any liability for any loss or damage caused by any error or omission in the foregoing.



## DIRECTIONS

From our Bearsted Office proceed in a westerly direction into Ware Street, a continuation of which is Bearsted Road, at the first roundabout take the first exit into New Cu, turning first left into Grovewood Road, first right into Provender Way and Threshers Drive will be found second on the right. The property being a short distance along on the left.

# Energy Performance Certificate

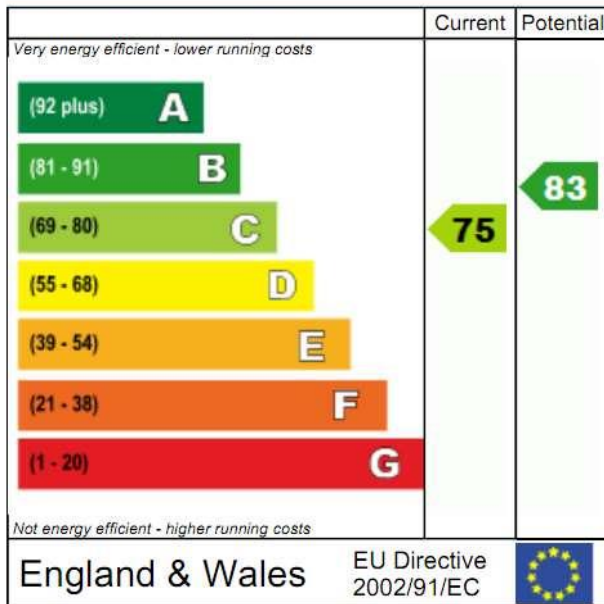


15, Threshers Drive  
Weaving  
MAIDSTONE  
ME14 5UA

Dwelling type: Top floor flat  
Date of assessment: 24 October 2008  
Date of certificate: 26 October 2008  
Reference number: 8718-6220-5459-1354-7022  
Total floor area: 61 m<sup>2</sup>

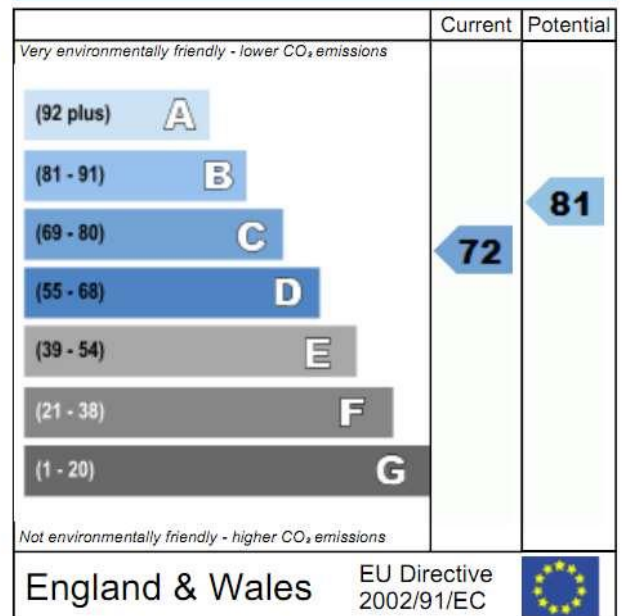
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## 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 (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	217 kWh/m <sup>2</sup> per year	149 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	1.5 tonnes per year
Lighting	£51 per year	£28 per year
Heating	£247 per year	£192 per year
Hot water	£108 per year	£86 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

