

# Ferris & Co



**£1125 pcm – ALL BILLS INCLUDED**  
Holding deposit equivalent to 1 week's rent on application



**2 Elsfield Cottages Ashford Road**  
Maidstone , ME17 1PA

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Fantastic opportunity to rent this newly redecorated stunning ground floor one bedroom flat. The accommodation extends in all to around 262 sq ft and boasts a redecorated modern standard bathroom with bath and shower. Kitchen with garden. Rear enclosed garden and parking included.

### **BEDROOM/LIVING ROOM/DINING ROOM** 18' 4" x 11' 6" (5.58m x 3.50m)

Spacious open plan bedroom and living room. Grey wood effect laminate flooring. Windows to front of property looking out to communal garden area.

### **BATHROOM** 5' 7" x 6' 2" (1.70m x 1.88m)

Wall to wall bath with overhead thermostatic shower. Low level W.C. Hand wash basin. Vinyl flooring. Heated towel radiator. Frosted glass window.

### **KITCHEN** 11' 9" x 7' 3" (3.58m x 2.21m)

Freestanding oven and hob. Stainless steel sinks. Freestanding fridge/freezer. Window.

## GARDEN

Enclosed garden space. Astroturf and pebbles. Gate to car park.



GROUND FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 262 sq.ft. (24.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 73        |
| (55-68) <b>D</b>                                   | 66      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

