

Ferris & Co



£1350 pcm

Holding deposit equivalent to 1 week's rent on application



31 Queens House Fennel Close
Maidstone, ME16 0SZ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Exceptionally spacious duplex apartment forming part of this exquisite conversion from the former hospital. Featuring entrance hall, staircase to spacious first floor landing, living room, fitted kitchen with split level appliances, principal bedroom with en-suite bathroom, second double bedroom and family bathroom. Arranged over three floors extending in all to in excess of 1,000sq' benefitting from gas fired central heating by radiators. Secure parking area with two allocated parking spaces. Delightfully maintained communal gardens which features fountains and pavilions interlinked by gravel pathway's. Agents note: There is a 999yr lease with approximately 975 years remaining

This prestigious building is set amidst park like grounds on the Western outskirts of the town in Barming, approximately one and a half miles from the centre. A selection of local amenities are available and provide shops for everyday needs, there is a main line railway station connected to London and numerous walks along the riverbank. Maidstone town centre offers a more comprehensive selection of amenities including two further railway stations connected to London. The M20/A20/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

ENTRANCE HALL

Hardwood half glazed entrance door, built in cloaks cupboard. Laminate floor. Stairs to first floor.

LANDING

Useful spacious landing. White timber balustrade. Double aspect windows to front and rear. Carpet.

INNER HALLWAY

Stairs to second floor. Double radiator. Wall lights. Carpet.

LOUNGE 14' 0" x 10' 9" (4.26m x 3.27m)

Two sash windows to front overlooking manicured gardens. Two pillared radiators. Wall lights and carpet.

KITCHEN 10' 0" x 8' 9" (3.05m x 2.66m)

Range of high and low level units having contrasting door and drawer fronts with complementing working surfaces. One and half bowl stainless steel sink with mixer tap. Electric oven with 4 burner gas hob, stainless steel splashback and extractor hood over. Space for fridge freezer. Plumbing for washing machine. 2 high level windows to rear. Tiled floor. Radiator.

BEDROOM 2 14' 0" x 8' 10" (4.26m x 2.69m)

Two sash windows to rear with southern aspect. Wall lights. Radiator. Carpet.

BATHROOM

White suite comprising panelled bath with thermostatically controlled shower over. Tiled walls. Curtain and rail. Pedestal wash hand basin with tiled splashback. Low level W.C. Window to front with fitted blind. Radiator.

ON THE SECOND FLOOR

SMALL LANDING

White timber balustrade. Window to front. Carpet.

BEDROOM 1 15' 4" (max) x 10' 6" (4.67m x 3.20m)

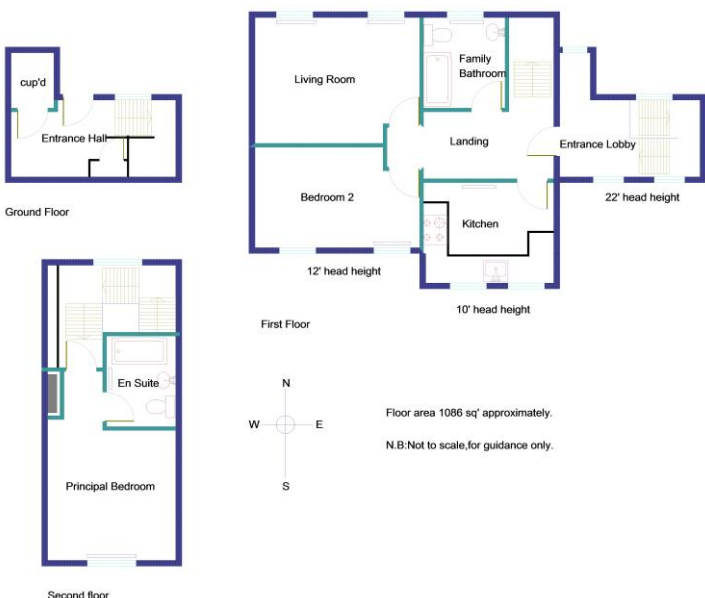
Window to rear. Double radiator. Wall lights. Carpet.

EN-SUITE BATHROOM

White suite comprising panelled bath with shower over. Fully tiled walls. Pedestal wash hand basin. Low level W.C. Radiator. Wall light with shaver point. Extractor fan.

OUTSIDE

Surrounding the property are beautifully manicured gardens. Water fountains. Mature shrubs and pavilions interlinked by gravel pathways. Secure parking area with two allocated parking spaces.



DIRECTIONS

From Maidstone leave via the Tonbridge Road, A26 after approximately a mile and a half and at the traffic lights turn right into Queens Road, taking the first turning on the left into Fennel Close and Queens House is signposted to the right. The property will be found second turning on the left.

Energy Efficiency Rating

