

Ferris&Co



£1450 pcm

Holding deposit equivalent to 1 week's rent on application



2 Luddenham Close Vinters Park
Maidstone , ME14 5RH

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

This is a conveniently located light and airy semi-detached house with gas fired central heating from its recently installed Worcester combi-boiler also benefitting from UPVC replacement double glazing.

Situated in this established and sought after position on the popular Vinters Park development with its good selection of local amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve. Educationally the area is well served with the local Eastborough school catering for infants and juniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities including two 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 PORCH

Spacious porch area with a half glazed UPVC front door.

ENTRANCE HALL

Staircase to first floor.

THROUGH LOUNGE/DINING ROOM 25' 6" x 12' 9" (Narrowing to 8'0" in dining area)(7.77m x 3.88m)

UPVC picture window to front affording an eastern aspect. Understairs storage cupboard. Decorative dado rail. Glazed window overlooking rear garden affording a western aspect.

KITCHEN 9' 9" x 8' 6" (2.97m x 2.59m)

Fitted with units having white woodgrain effect door and drawer fronts with beech wood effect working surfaces. Range of high and low level cupboards with working surfaces. Beko cooker. Double aspect with glazed door to garden.

ON THE FIRST FLOOR

LANDING

Built-in cupboard housing gas fired boiler supplying warm air heating. Glazed window to side.

BEDROOM 1 13' 1" x 7' 10" (Plus wardrobes)(3.98m x 2.39m)

Wall to wall built-in wardrobe cupboards with mirrored sliding doors. Glazed window to front affording a pleasant open outlook, eastern aspect.

BEDROOM 2 9' 7" x 9' 6" (2.92m x 2.89m)

Glazed window overlooking rear garden affording a western aspect. Built-in wardrobe cupboard. Built-in linen cupboard with recently fitted Worcester combi-boiler.

BEDROOM 3 7' 10" x 6' 2" (Plus cupboards)(2.39m x 1.88m)

Double built-in children's wardrobe cupboard. Glazed window to front affording a pleasant open outlook.

BATHROOM

White suite, panelled bath with mixer tap and separate thermostatic shower. Glass shower screen. Pedestal hand basin. Low-level W.C. Fully tiled walls.

OUTSIDE

The rear garden extends to 36ft enjoying a western aspect with decked patio area. Open plan front garden laid to lawn. Garage in block close by.



DIRECTIONS

From Penenden Heath shopping parade proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road taking the fifth turning on the right into Bargrove Road and the property will be found on the corner of this road and Luddenham Close as indicated by our signboard

Energy Performance Certificate

2, Luddenham Close, MAIDSTONE, ME14 5RH

Dwelling type: Semi-detached house
Date of assessment: 18 May 2017
Date of certificate: 18 May 2017

Reference number: 9688-1034-7295-5813-8964
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 m²

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

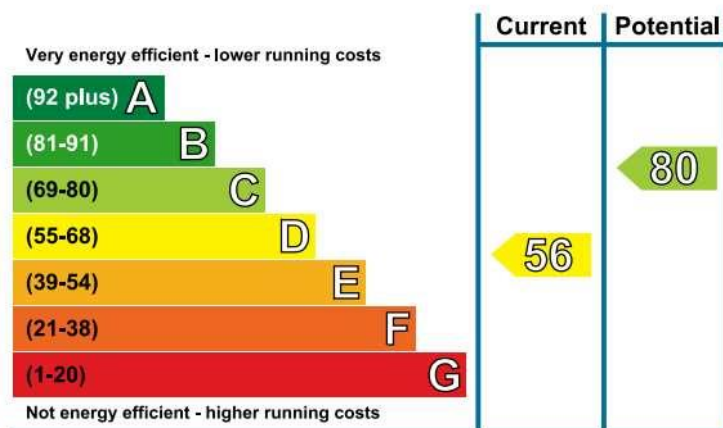
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,886 |
| Over 3 years you could save | £ 906 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|-----------|----------------------|----------------------|---|
| Lighting | £ 270 over 3 years | £ 150 over 3 years |  |
| Heating | £ 1,647 over 3 years | £ 1,365 over 3 years | |
| Hot Water | £ 969 over 3 years | £ 465 over 3 years | |
| Totals | £ 2,886 | £ 1,980 | |

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



The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 162 |  |
| 2 Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £ 87 |  |
| 3 Low energy lighting for all fixed outlets | £55 | £ 96 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.