

Ferris&Co



£1,250 pcm

Holding deposit equivalent to 1 week's rent on application



36 Lindisfarne Gardens
Maidstone, ME16 8QG

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A delightfully presented light and airy first floor apartment. Forming part of this sought after gated development. The accommodation extends to in excess of 600 sq ft, is well decorated with gas heating by radiators, double glazing, communal gardens and an allocated parking space plus visitor spaces.

The County town offers an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is excellent shopping facilities at The Mall and Fremlins Walk and wonderful open spaces for all to enjoy at the Millennium Park and Amphitheatre and to the east of the town is Mote Park, the later having 450 acres, boating lake, leisure centre and municipal swimming pool. Educationally the area is well served with a wide selection of schools and colleges for all age groups in and around the town 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

COMMUNAL ENTRANCE FOYER

Postboxes, security entry phone, staircase to:

FIRST FLOOR LANDING

APARTMENT 36

L-SHAPED ENTRANCE HALL

Built-in storage cupboards, one of which houses the hot water cylinder and emersion heater.

LIVING ROOM 15' 8" x 12' 10" (4.77m x 3.91m)

Window affording a western aspect, marble fire surround and hearth, fitted electric fire, Adam style surround, double radiator.

KITCHEN 10' 10" x 6' 3" (3.30m x 1.90m)

Fitted with units, oak door and drawer fronts, complimenting working surfaces, stainless steel sink with mixer tap, plumbing for washing machine, four burner electric hob, extractor hood above and oven beneath. Beko fridge freezer, tiled and bordered flooring, tiled splashbacks, wall mounted Alpha gas fired boiler supplying central heating, window affording a southern aspect.

BEDROOM 1 11' 10" x 8' 6" (3.60m x 2.59m)

Double built-in wardrobe cupboard, window affording a western aspect, radiator. Door to:

BEDROOM 2 11' 10" x 7' 3" (3.60m x 2.21m)

Window with a western aspect, radiator.

EN-SUITE SHOWER ROOM 6' 10" x 5' 4" (2.08m x 1.62m)

White suite, shower cubicle, pedestal wash hand basin, low level WC, half tiled walls, radiator.

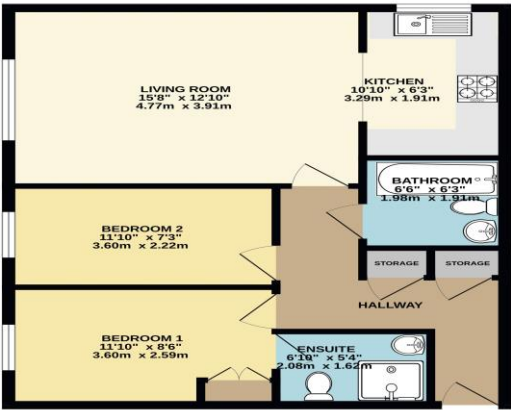
BATHROOM

White suite, shaped panelled bath with mixer tap, pedestal hand basin, low level WC, double radiator, vinyl flooring, half tiled walls.

OUTSIDE

There are communal gardens and an allocated parking space (numbered 36).

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.
We warrant every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements are taken to the best of our knowledge and are not intended to be a guarantee of accuracy. The floorplan is for information only and should not be used as a basis for any decision. Please contact the agent for more information.



DIRECTIONS

From the bridges over the Medway in the centre of Maidstone, head in a westerly direction on the Tonbridge Road, A26, taking first turning on the left into Barker Road adjacent to McDonalds and the County Court. Follow the road, a continuation of which is Hart Street and Lindisfarne Gardens will be found the second turning on the right, opposite Laguna Motorcycles.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		