

Ferris & Co



Monthly Rental Of £950 pcm
Holding deposit equivalent to 1 week's rent on application



20 Chiltern Close
Maidstone, ME15 8XG

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

We are delighted to offer this beautifully presented and much improved first floor flat, located on the sought after and popular Downswood development. Facing south with picture windows creating a light and airy interior. The accommodation features a sumptuously fitted kitchen with Shaker style units and solid oak worktops and integrated appliances. Added to which there is a recently refitted shower room, laminate flooring and new UPVC replacement double. Thermostatically controlled radiators to each room.

Downswood itself has an excellent selection of local amenities including community centre with pre-school, a parade of shops providing for everyday needs, medical centre and the adjacent Len Valley Nature reserve which in turn provides access to Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The nearby village of Bearsted offers a more wider selection of amenities including a highly regarded infant and junior school. There is a park and ride that takes you into the county town which is some two miles distant. Maidstone the county town is some two miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi screen cinema and 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.

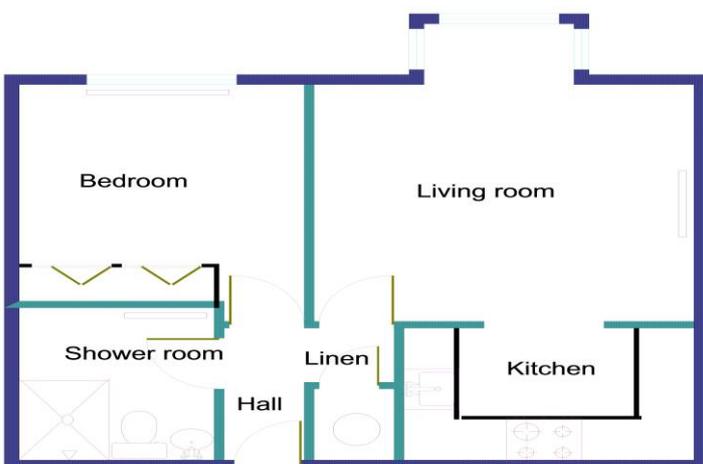
PETS NOT CONSIDERED

COMMUNAL ENTRANCE FOYER

With security entrance phone. Staircase to first floor landing.

FLAT 20

ENTRANCE HALL



Floor area 475 sq' approximately.

N.B:Not to scale, for guidance only.

Security entrance phone. Built-in linen cupboard with lagged copper cylinder and fitted immersion heater supplying domestic hot water throughout. Access to spacious loft area for storage.

LIVING ROOM 20' 5" (Max) x 14' 10" (6.22m x 4.52m)

Which incorporates an attractive square bay which overlooks the rear garden. Panel heater. Wood laminate flooring. Wide access to:

KITCHEN AREA 10' 10" x 7' 2" (3.30m x 2.18m)

Beautifully fitted with units having white high gloss Shaker door and drawer fronts with complimenting oak worktops and upstand. Four burner electric hob with stainless steel splashback. Extractor hood above. Fan assisted oven beneath. Plumbing for automatic washing machine. Space for fridge and freezer. Stainless steel sink unit with mixer tap. Wood laminate flooring.

BEDROOM 10' 1" x 8' 8" (3.07m x 2.64m)

One double,two single built-in wardrobes in pine with shelving and hanging space. panel heater. Window overlooking rear garden, southern aspect.

SHOWER ROOM

White suite with chromium plated fittings comprising: Twin step in shower cubicle with electric shower. Wash hand basin with mixer tap, cupboard under. Low level W.C. Extensive tiling. Vinyl flooring. Chromium plated heated towel rail.

OUTSIDE

Communal gardens surround but are arranged mainly to the rear. Allocated parking space.



DIRECTIONS

From our Bearsted office proceed in a southerly direction into Yeoman lane, passing The Village Green on the left hand side. At the junction with the Ashford Road turn right taking the second turning on the left into Spot Lane, a continuation of which is Mallards Way. Upon reaching the Downswood development, Chilterns Close will be found on the right hand side just before the shop, passing the community centre on the right hand side the property will be found at the end of the cul-de-sac to the right.

20, Chiltern Close, Downswood, MAIDSTONE, ME15 8XG

Dwelling type:	Top-floor flat	Reference number:	0866-2801-6350-9401-0365
Date of assessment:	09 May 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	09 May 2019	Total floor area:	43 m ²

Use this document to:

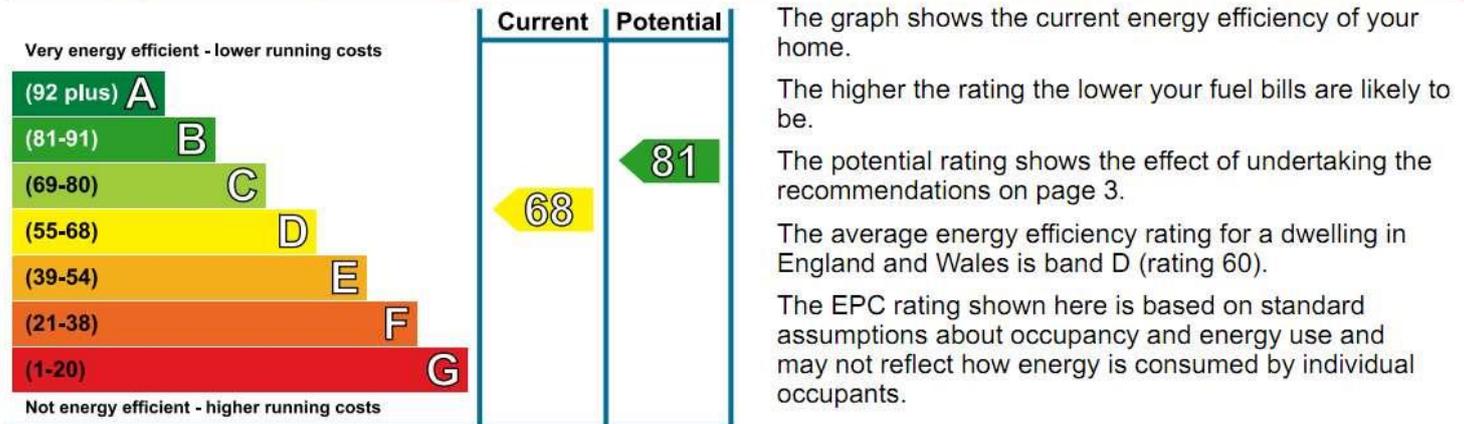
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,749
Over 3 years you could save	£ 645

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 120 over 3 years	
Heating	£ 1,044 over 3 years	£ 558 over 3 years	
Hot Water	£ 513 over 3 years	£ 426 over 3 years	
Totals	£ 1,749	£ 1,104	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 225
2 Low energy lighting for all fixed outlets	£20	£ 54
3 High heat retention storage heaters	£800 - £1,200	£ 363

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.