

Ferris&Co



Monthly Rental Of £1,350 pcm
Holding deposit equivalent to 1 week's rent on application



65 Whitmore Street
Kent, ME16 8JX

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Built in the 1880's of solid brick construction with a single storey pitch roof projection to the front beneath an interlocking concrete tiled roof, Situated in this well established and sought after residential position on Western outskirts of the town, with it's selections of local shops available, educationally is well served with a host of local schools. The accommodation is conveniently arranged two floors and extends in all 831 square feet with the added benefit of gas fired central heating by radiators and double glazing.

The town centre offers a comprehensive selection of amenities including the Fremlins Walk shopping area, museum, theatre multi screen cinema, two railway stations connected to London With Mote Park being approximately a mile distance with 450 acres, boating lake, leisure centre and swimming pool. 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

ON THE GROUND FLOOR:

Stripped pine internal doors.

Entrance Porch:

Half glazed entrance door, PIR lighting, glazed door to :-

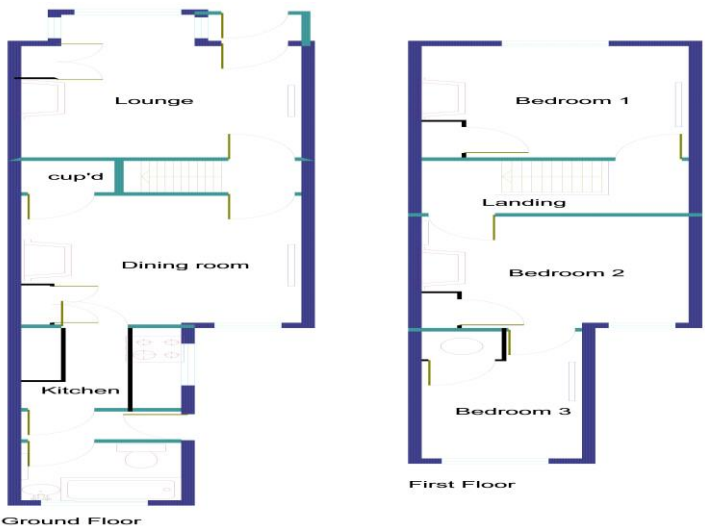
Lounge 13' 9" (into bay) x 10' 6" (4.19m x 3.20m)

Register style fireplace, fire side storage cupboards with meters and modern consumer unit, bay window to fount, double radiator.

Inner Hallway:

with staircase to first floor.

Dining Room: 12' 6" x 10' 6" (3.81m x 3.20m)



65 Whitmore Street, Maidstone.

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

Floor area 831 sq' approximately.

Natural brick fireplace, fireside storage cupboards, under stairs storage cupboard, double radiator.

Kitchen: 7' 9" x 6' 0" (2.36m x 1.83m)

Fitted with units having light oak trim with complementing working surfaces and door and drawer fronts comprising:- 11/2 bowl stainless steel sink unit with mixer tap, cupboards under, range of high and low level cupboards with working surfaces incorporating four burner gas hob with Cata eye level over, fully tiled walls, window to side, Worcester wall mounted gas fired combination boiler supplying central heating and domestic hot water throughout.

Rear Lobby:

With 1/2 glazed door to garden.

Bathroom:

White suite, panelled bath, separate shower over, curtain and rail, pedestal wash hand basin, low level W.C. tiled splashbacks, window to rear, double radiator, extractor fan.

ON THE FIRST FLOOR:

Landing:

With attractive timber balustrade, access to roof space.

Bedroom 1: 10' 9" x 10' 0" (3.27m x 3.05m)

Cast Iron Victorian fireplace, built-in fireside storage cupboard, window to front, eastern aspect.

Bedroom 2: 10' 0" x 10' 0" (3.05m x 3.05m)

Cast Iron Victorian fireplace, fireside storage cupboard, window to rear, western aspect, double radiator, Door to:-

Bedroom 3: 12' 6" x 6' 0" (3.81m x 1.83m)

Built-in linen cupboard with lagged copper cylinder, fitted immersion heater, shelving above window rear, western



DIRECTIONS

From Maidstone leave via the A26 Tonbridge Road, turning left just beyond the Admiral Gordon public house into Milton Street, Whitmore Street will be found a short distance along the left.

Energy Performance Certificate

65, Whitmore Street, MAIDSTONE, ME16 8JX

Dwelling type: Mid-terrace house
Date of assessment: 05 March 2013
Date of certificate: 05 March 2013

Reference number: 0804-2855-7671-9707-0945
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 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:	£ 2,508
Over 3 years you could save	£ 840

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 135 over 3 years	
Heating	£ 1,896 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 357 over 3 years	£ 228 over 3 years	
Totals	£ 2,508	£ 1,668	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>59</p>	<p>Potential</p> <p>83</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

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 Cavity wall insulation	£500 - £1,500	£ 69	
2 Internal or external wall insulation	£4,000 - £14,000	£ 387	
3 Floor insulation	£800 - £1,200	£ 105	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.