

Ferris&Co



Monthly Rental Of £950.00 pcm
Holding deposit equivalent to 1 week's rent on application



Chapel Flat Upper Street
Maidstone, ME17 1SN

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautiful period apartment forming the upper floor of this Georgian cottage, approached by twisting steps with the accommodation arranged on one floor extending in all to 375 square feet. The property benefits from gas fired central heating by radiators, with a recently replaced boiler. There are far reaching views to the front over adjacent open farmland and a parking area to the rear with space for one vehicle.

Leeds village is located next to Leeds Castle offers village hall, local infant and junior school, gastro pub, church, playing field and tennis courts. The nearby villages of Hollingbourne and Bearsted have mainline railway stations connected to London on the Victoria line. Maidstone is town centre is some six miles distant and offers a more comprehensive selection of amenities. In and around the village there are numerous countryside walks and bridal paths. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

OUTSIDE

Stone steps with wrought iron hand rail leading to period entrance door.

LIVING ROOM 13' 1" x 12' 8" (3.98m x 3.86m)

Large sash window to front affording delightful views over adjacent farmland. Natural brick fireplace with timber surround and raised hearth, open grate. Double radiator. Door to:

INNER HALLWAY

Built-in linen cupboard with lagged copper cylinder. Thermostatic control for central heating.

KITCHEN 9' 2" x 4' 10" (2.79m x 1.47m)

Fitted with units, with woodgrain effect working surfaces and upstand. Enamel sink unit with chromium mixer tap,

cupboards under. Display shelving. Cooker. Oven and grill. Fridge/freezer. Plumbing for automatic washing machine. Worcester wall mounted gas fired combination boiler supplying central heating and domestic hot water throughout. Double radiator. Window overlooking rear garden affording a western aspect.

BEDROOM 9' 2" x 8' 0" (2.79m x 2.44m)

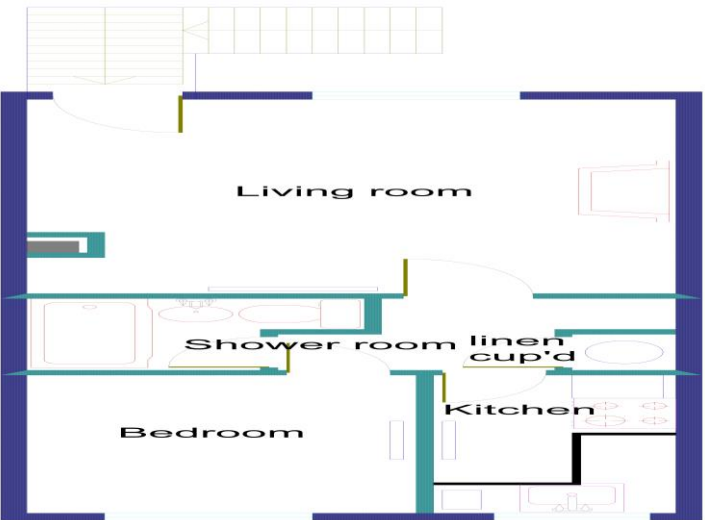
UPVC double glazed window to rear. fitted blind. Double radiator. Wood laminate flooring.

BATHROOM

White suite with chromium plated fittings, comprising: Panelled bath mixer tap and shower. Glass shower screen and pedestal wash hand basin. Low level W.C. Tiled splashback with decorative border tile. Double radiator. Ceramic tiled floor.

OUTSIDE

Parking area to the rear.



DIRECTIONS

From our Bearsted office proceed in an easterly direction into The Green, passing The Village Green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left. Upon reaching the first roundabout take the second exit, at the second roundabout take the second exit, at the third roundabout take the second exit, follow signs to Leeds Village. Pass the main Leeds Castle entrance, continue pass the church and The George public house, continue up the hill. The property will be found on the right hand side towards the end of The Village as indicated by our signboard.

Energy Performance Certificate

Flat Chapel, Upper Street, Leeds, MAIDSTONE, ME17 1SN

Dwelling type: Top-floor maisonette
Date of assessment: 21 October 2019
Date of certificate: 21 October 2019

Reference number: 2098-8979-6280-5241-1910
Type of assessment: RdSAP, existing dwelling
Total floor area: 33 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:	£ 1,482
Over 3 years you could save	£ 417

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	
Heating	£ 978 over 3 years	£ 696 over 3 years	
Hot Water	£ 417 over 3 years	£ 282 over 3 years	
Totals	£ 1,482	£ 1,065	

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		
<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>63</p>	<p>Potential</p> <p>73</p>

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 261
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 120

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.