

Ferris & Co



Monthly Rental Of £1,100 pcm
Holding deposit equivalent to 1 week's rent on application



73 Hengist Court Marsham Street
Maidstone, ME14 1BU

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Rare opportunity to let this third floor, spacious & modernised two bedroom retirement apartment close to the town centre with parking. Featuring lounge, kitchen, two double bedrooms and a modern shower room. Electric storage heaters, UPVC double glazed windows and newly fitted carpets throughout. Communal lounge, lift and social activities if you wish to participate. Restricted age requirement for the over 55's. Communal gardens.

Located in this well established and convenient residential position within a 1/4 of a mile of the centre with its excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and 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

Communal lounge, launderette, managers office, lift and stairs to all floors.

ON THE THIRD FLOOR

APARTMENT 73

HALLWAY

Spacious hallway with built in airing cupboard with water cylinder and shelving. Large walk in storage cupboard. Electric storage heater. Communal entry phone.

LOUNGE 16' 0" x 11' 3" (4.87m x 3.43m)

Picture window to rear overlooking communal gardens. Fireplace with electric fire. Electric storage heater. Carpet. Archway to:-

KITCHEN

Compact fitted kitchen with full range of appliances. Range of white high and low level units with complementing working surfaces, under cupboard lighting and tiled splash backs. Stainless steel sink unit with cupboards under. Pull out carousel units and spice rack. Oven with four burner hob and extractor hood over. Integrated fridge & freezer. Slimline dishwasher. Vinyl flooring.

BEDROOM 1 16' 0"(including wardrobes) x 9' 0" (4.87m x 2.74m)

Picture window to rear with a northern aspect. Built in wardrobes with mirrored bi-fold doors. Electric storage heater. Carpet.

BEDROOM 2 16' 0"(including wardrobes) x 8' 0" (4.87m x 2.44m)

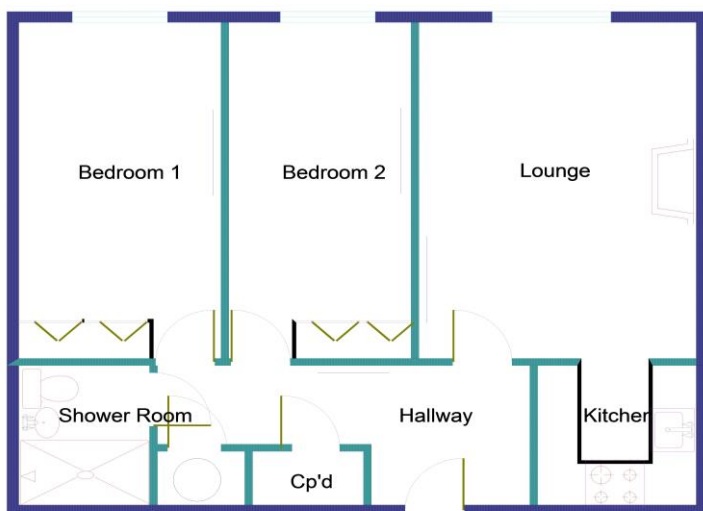
Picture window to rear with a northern aspect. Built in wardrobes with bi-folding mirrored doors. Electric storage heater. Carpet.

SHOWER ROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Contemporary refitted suite comprising walk in shower cubicle with fully tiled walls and thermostatically controlled shower over. Wash hand basin with mixer tap, low level W.C with concealed cistern and worktop over. Chromium plated heated towel rail and Dimplex wall mounted fan heater. Vinyl flooring. Wall light and extractor fan.

OUTSIDE

Communal gardens.



Floor Area 667sq' Approximately

N.B Not to scale, for guidance only



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road. At the end of the road, at the junction with the prison wall turn left at the traffic lights into Well Road, taking the second turning on the right into Hedley Street. At the end of the road turn left into Union Street, turning first right into Wyatt Street at the end of the road turn left into Marsham Street and the property will be found after 100 metres on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		