

# Ferris & Co



**Monthly Rental Of £1,200 pcm**  
Holding deposit equivalent to 1 week's rent on application



**86 Lower Fant Road**  
Maidstone, ME16 8EA

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Beautifully presented first floor, two-bedroom apartment. Spacious rooms with large windows, letting in plenty of light throughout.

On Street parking with a private garden and garage for storage. In a well established residential position on the western outskirts of the town centre, walking distance to Fant Nature Reserve, Primary & Secondary schools & Mid Kent College.

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.

### Front

Through the entrance, continue up the stairs and the property door is on the left hand side. Number 86.

### Entrance Hall 10' 11" x 3' 0" (3.32m x 0.91m)

Hard wood flooring. Storage cupboard.

### Master bedroom 12' 10" x 13' 11" (3.91m x 4.24m)

Cream carpets. Grey painted walls. Fitted wardrobe. Window facing rear.

### Bedroom 2 8' 2" x 9' 7" (2.49m x 2.92m)

Grey painted walls. Window facing front.

### Bathroom 9' 7" x 5' 9" (2.92m x 1.75m)

Sage painted walls. Part tiled around the shower area. Hard wood flooring. Low level W/C. Bath with mixer tap. Mains powered shower. Glass shower screen. Hand basin. Wall mounted mirror. Window Facings front.

### Kitchen 10' 11" x 8' 8" (3.32m x 2.64m)

White painted walls. Mosaic tiles with large tiles. Tiled floor. Black work tops. Range of high and low units. Stainless steel sink with mixer tap. Gas hob. Extractor fan. Electric oven. space for fridge freezer. Plumbing for washing machine.

### Lounge/Diner 10' 11" x 16' 8" (3.32m x 5.08m)

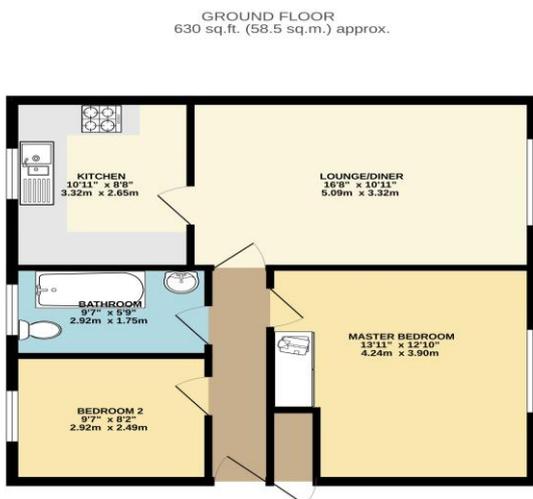
Grey painted walls. Feature wallpaper. Cream carpet. Window facing rear.

### Garden

Private garden area

### Garage

En Bloc for Storage only.



## DIRECTIONS

From the twin bridges roundabout in the centre of Maidstone over the River, proceed in a westerly position onto the A26 Tonbridge Road. After the Maidstone West Train Station, take the third turning on the left into Bower Lane proceed straight forward passing Maidstone Exhaust Centre into Lower Fant Road and continue until you come to the apartment block.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

86, Lower Fant Road  
MAIDSTONE  
ME16 8EA

Energy rating

C

Valid until:

10 December 2025

Certificate number:

9198-1993-6202-4065-4984

Property type

Mid-floor flat

Total floor area

55 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		