

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
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

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 Fremfins 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.

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

Hard wood flooring. Storage cupboard.

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

Grey painted walls. Window facing front.

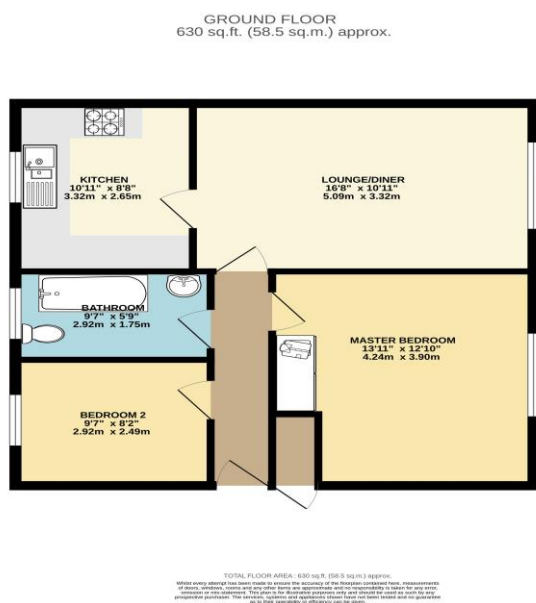
Sage painted walls. Part tiled around the shower area. Hard wood flooring. Low level W/C. Bath with mixer tap. Mains powered shower. Glass shower screen. Hand basin. Wall mounted mirror. Window Facings front.

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.

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

Private garden area

En Bloc for Storage only.



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.

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 | | |