

# Ferris&Co



**£1550 pcm**

**Holding deposit equivalent to 1 week's rent on application**



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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ



DESCRIPTION

A wonderful opportunity to let this stunning second floor apartment, luxuriously appointed with breath taking views over the Millenium Park and the twist and turns of the River Medway. The high standard of the fittings may only be fully appreciated by a physical inspection. Both balconies enjoy a southern aspect and there are stunning open vistas from all windows.

Set amidst the historic charm of the County Town of Kent with the river Medway meandering through Maidstone. Conveniently placed within easy striking distance of the town centre with it's excellent selection of amenities which include the Fremlins Walk shopping area, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. A short walk along the tow path takes you to the Melleninum Park. The M20/A20/M25/M26 & M2 are all close by and offer direct vehicular access to London and the Channel Ports

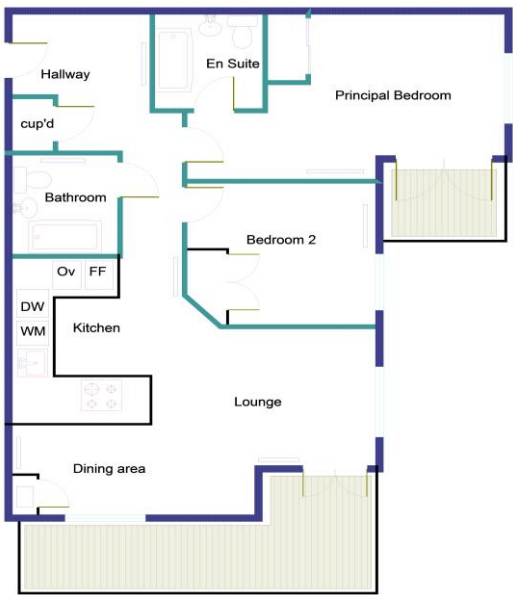
ON THE GROUND FLOOR

ENTRANCE HALL

Wide access entrance door. Floor to ceiling mirrored feature wall. Large walk in storage cupboard housing service meters and consumer unit. Two double radiators. Wood laminate floor.

OPEN PLAN LOUNGE KITCHEN 23' 1" x 19' 0" (7.03m x 5.79m)

LOUNGE Double aspect with double casement doors onto balcony with south and western aspects. Double radiator. Laminate floor. KITCHEN Range of high and low level units having high gloss white and grey door and drawer fronts. Black granite working surfaces and upstand with glass splashback. Stainless steel shower style mixer tap. Zanussi oven and four burner hob with chimney style extractor hood over. Integrated fridge freezer, washing machine and



Floor area 916 sq' approximately.  
N.B:Not to scale, for guidance only.

dishwasher. under cupboard lighting and floor kickboard lighting. Continuous wood laminate flooring. Recessed downlighters. DINING AREA Window to rear - western aspect. Built in storage cupboard with wall mounted Ideal gas fired boiler supplying central heating and domestic hot water throughout.

BEDROOM 1 13' 9" x 10' 4" (4.19m x 3.15m)

Double aspect with floor to ceiling window with southern aspect and double UPVC French doors leading to balcony with southern and western aspects. Built in wardrobes with mirrored sliding doors. Double radiator. Carpet.

EN-SUITE SHOWER

Double walk in shower cubicle with digitally controlled thermostatic shower, plate glass screen and tiled walls. Counter top oval wash hand basin with mixer tap upon granite worktop and granite splashback. LED wall mounted mirror. Low level W.C with concealed cistern. Chromium plated heated towel rail. Tiled floor. Recessed downlighters and extractor fan.

BEDROOM 2 12' 3" x 10' 3" (3.73m x 3.12m)

Window to rear - southern aspect. Double wardrobes. Radiator. Carpet.

BATHROOM

Contemporary suite comprising bath with digital integrated tap and hand shower, tiled walls to half height and LED lighting around bath. Countertop wash hand basin with mixer tap upon granite worktop and upstand. Low level W.C with concealed cistern. Chromium plated heated towel rail. Recessed downlighters. Wall mounted mirror with LED lighting. Tiled floor.

OUTSIDE

Wrap around balcony leading from lounge with spectacular panoramic views and sunsets. Composite decked flooring. Iron railings. Parking for 1 vehicle. Secure bike store. Ground floor space for parking.



DIRECTIONS

From our Penenden Heath office, proceed in a westerly direction on the Sandling Lane until you reach the Harvesters Running Horse Roundabout. Take the first exit towards Maidstone Town Centre. At the first roundabout take the third exit following signs to Springfield. Take the first exit off the next roundabout and take the first left into Rosalind Drive.

# Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   | 83      | 83        |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

