

Ferris&Co



£1,050 pcm

Holding deposit equivalent to 1 week's rent on application



7 Penenden Court Boxley Road
Maidstone, ME14 2HW

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Popular and sought after 1st floor purpose built maisonette located in the heart of Penenden Heath, close to the shops and the Heath. Off road parking and garden, gas heating and double glazed windows.

Located in this well established position in the heart of Penenden Heath with its good selection of local amenities including shops providing for everyday needs. The local Sandling school is within a 1/4 of a mile catering for infants and juniors and the heath itself with its excellent recreational facilities including tennis, bowls, together with a children's play are, numerous countryside walks and pre-school. Maidstone town centre, which may be accessed by a regular bus service from Boxley Road, is approximately one mile distant and offers a more comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, county library, multi-screen cinema and a wider selection of schools and colleges for older children. The M20/A20/M2/A20/M2 and M25 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

ON THE GROUND FLOOR

External staircase leads to

ENTRANCE PORCH

Outside light, partly glazed entrance door.

ENTRANCE HALL

Built in storage cupboard, access to roofspace.

LIVING ROOM 15' 9" x 10' 9" (4.80m x 3.27m)

Fitted electric fire, double radiator, bay window to front with a pleasant open outlook.

KITCHEN 8' 0" x 6' 6" (2.44m x 1.98m)

Open plan to the hallway, fitted with units, one and a half bowl stainless steel sink, four burner gas hob, extractor hood

above and oven beneath. Worcester wall mounted gas fired combi boiler. Tiled splashbacks, plumbing for washing machine, window.

BEDROOM 1 11' 0" x 10' 9" (3.35m x 3.27m)

Window to rear, radiator, door to

BALCONY 13' 3" x 3' 6" (4.04m x 1.07m)

Western aspect, overlooking rear garden.

BEDROOM 2 10' 0" x 8' 6" (3.05m x 2.59m)

Window to front, radiator.

SHOWER ROOM

White suite, shower cubicle, wash hand basin, low level WC, window to side, fully tiled walls, radiator.

OUTSIDE

To the front of the property is a parking area with space for 1-2 vehicles, 40 ft rear garden with patio area, ideal for barbeques, lawn and shrubs.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 637sq.ft. (59.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, the Seller does not warrant its accuracy. The 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 Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.
Made with SketchUp 2018

DIRECTIONS

From our Penenden Heath office proceed in a southerly direction onto Boxley Road and the property will be immediately on the right hand side as indicated by our sign board.

