



Monthly Rental of £1075 PCM
Holding fee equivalent to 1 week's rent due on application



1 Milstead Close Vinters Park
Maidstone, ME14 5PQ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Spacious first floor maisonette, offering light and airy accommodation with gas central heating and UPVC double glazing, with a balcony to the front, attractive garden and garage on block. Arranged predominantly over one floor extending in all to 750sq feet, the property is due to be freshly decorated throughout.

Vinters Park is particularly popular with its own good selection of amenities which includes; shop providing for every day needs, community centre with pre-school and the adjacent Vinters Valley nature reserve with its 8 acres. Education in the area is well served with local infant school East Borough and secondary schools Valley Park and Invicta Grammar School. Maidstone town centre is within 1 mile and offers a more comprehensive selection of amenities including excellent shopping facilities, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. Mote Park is within a 1/4 of a mile and 450 acres, boating lake, leisure centre and municipal swimming pool. The A20, M20, M25, M26 and M2 motorways are also close by and offer direct links to London and the channel port.

PETS NOT CONSIDERED

ON THE GROUND FLOOR

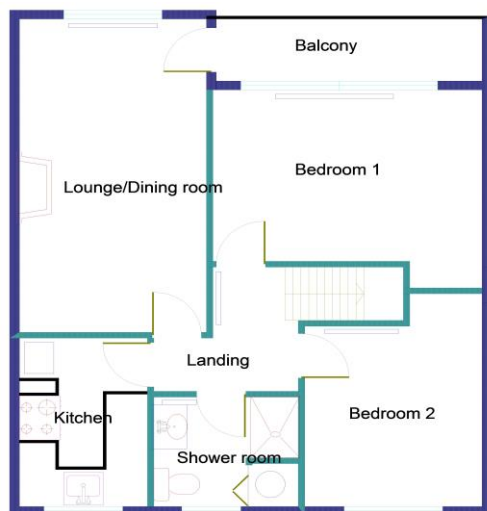
Entrance door, storage cupboard, staircase to first floor landing

ON THE FIRST FLOOR

LANDING

Radiator. New Carpet to be fitted.

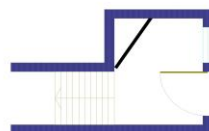
LOUNGE/DINING ROOM 17' 9" x 9' 6" (5.41m x 2.89m)



First Floor

Floor area 750 sq' approximately.

N.B:Not to scale, for guidance only.



Ground Floor

Radiator, picture window to front with fitted blinds, door to balcony. New Carpet to be fitted.

BALCONY

Iron balustrade, south western aspect

KITCHEN 9' 6" x 6' 6" (2.89m x 1.98m)

High gloss door and drawer fronts with complimenting working surfaces comprising; 1 and a half bowl acrylic sink unit with mixer tap, range of high and low level units incorporating new fitted cooker, plumbing for automatic washing machine, space for fridge/freezer. Tiled splashbacks, tiled flooring, window to rear, fitted blinds.

BEDROOM 1 13' 9" x 9' 9" (4.19m x 2.97m)

Picture window to front affording a western aspect, radiator, wardrobe recess

BEDROOM 2 10' 3" x 9' 0" (3.12m x 2.74m)

Picture window to rear affording an eastern aspect, radiator

SHOWER ROOM

Contemporary white suite comprising; twin shower cubicle with electric shower, wash hand basin, cupboard beneath, low level WC, fully tiled walls with decorative border tiles, built-in linen cupboard with lagged copper cylinder, window to rear, blinds, vinyl flooring.

OUTSIDE

The property has a good sized rear garden, partly laid to lawn with shrubs and an extensive paved patio and summerhouse. Garage in block close by with up and over entry door.



DIRECTIONS

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, taking the first left into Hampton Road. Alkham Road will be found first turning on the right, then taking the third turning on the right into Commodore Road and Milstead Close will be found second on the left, the property being on the corner.

1, Milstead Close, MAIDSTONE, ME14 5PQ

Dwelling type: Top-floor flat
Date of assessment: 28 May 2013
Date of certificate: 29 May 2013

Reference number: 0286-2838-6450-9127-0861
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

Use this document to:

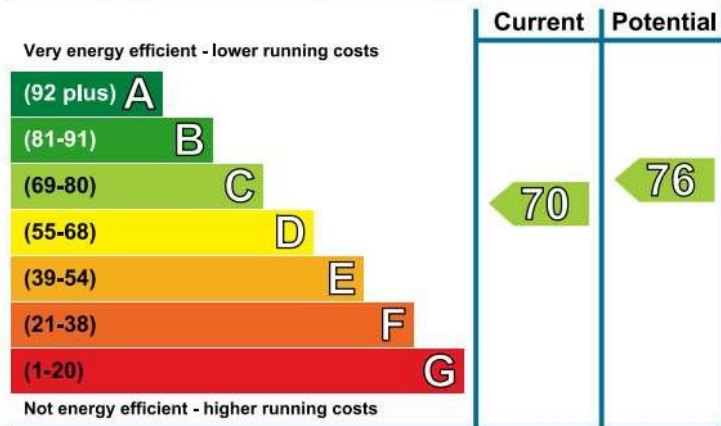
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,524
Over 3 years you could save	£ 315

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 108 over 3 years	
Heating	£ 939 over 3 years	£ 816 over 3 years	
Hot Water	£ 441 over 3 years	£ 285 over 3 years	
Totals	£ 1,524	£ 1,209	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 30
2 Low energy lighting for all fixed outlets	£10	£ 30
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 258

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.