

Ferris & Co



Monthly Rental Of £1,050.00 pcm
Holding deposit equivalent to 1 week's rent on application



19 Chiltern Close
Maidstone, ME15 8XG

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated in the popular residential area of Downswood, this well-presented one-bedroom apartment offers modern, low-maintenance living within easy reach of Maidstone town centre, local amenities and transport links. The accommodation comprises a bright open-plan lounge/kitchen, fitted with contemporary gloss units, integrated oven and hob, and ample worktop space. The spacious living area benefits from attractive flooring and plenty of natural light. There is a generous double bedroom and a modern bathroom fitted with a white suite and shower over bath.

Downswood itself has an excellent selection of local amenities including community centre with pre-school, a parade of shops providing for everyday needs, medical centre and the adjacent Len Valley Nature reserve which in turn provides access to Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The nearby village of Bearsted offers a more wider selection of amenities including a highly regarded infant and junior school. There is a park and ride that takes you into the county town which is some two miles distant. Maidstone the county town is some two miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi screen cinema and two further railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Apartment 19

Entrance Hallway 5' 8" x 7' 2" (1.73m x 2.18m)

Sage painted walls. Wood effect lino flooring. Telephone intercom. Electric heater. Storage cupboard with water tank and shelves.

Bathroom 6' 7" x 6' 9" (2.01m x 2.06m)

Sage painted walls. White tiles. Wood effect lino flooring. Bath with mixer tap. Triton Jade 3 Electric shower. Shower curtain and pole. Hand basin with hot & cold tap. Low level W/C. Wall mounted mirror cabinet. Under sink cabinet. Shelf unit. Heated towel rail.

Bedroom 10' 9" x 10' 2" (3.27m x 3.10m)

Sage painted walls. Grey speckle carpet. Window facing side. Electric heater.

Lounge/Diner 17' 7" x 10' 2" (5.36m x 3.10m)

Sage painted walls. Dark wood laminate flooring. Bay window facing side. Electric heater.

Kitchen 7' 2" x 10' 10" (2.18m x 3.30m)

Wood effect lino flooring. Tiled walls. Sage painted walls. Sage roller blind. Window facing side. Range of high and low gloss units. Stainless steel sink with mixer tap. Integrated Freezer. Integrated Fridge. Integrated Beko washing machine. Integrated Slimline Kenwood Dishwasher. Beko electric oven. Beko electric hob. Extractor fan.

Communal Garden

Parking

Entrance Hallway 5' 8" x 7' 2" (1.73m x 2.18m)

Sage painted walls. Wood effect lino flooring. Telephone intercom. Electric heater. Storage cupboard with water tank and shelves.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is to be used as a guide only and does not constitute a contract. The services, systems and specifications shown are not shown and are not guaranteed. We will endeavour to provide the best possible service.



DIRECTIONS

From our Bearsted office proceed in a southerly direction into Yeoman lane, passing The Village Green on the left hand side. At the junction with the Ashford Road turn right taking the second turning on the left into Spot Lane, a continuation of which is Mallards Way. Upon reaching the Downswood development, Chilterns Close will be found on the right hand side just before the shop, passing the community centre on the right hand side the property will be found at the end of the cul-de-sac to the right.

Energy performance certificate (EPC)

19 Chiltern Close
Downswood
MAIDSTONE
ME15 8XG

Energy rating

C

Valid until: 27 May 2033

Certificate number: 2752-3027-8205-0787-0204

Property type

Top-floor flat

Total floor area

42 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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		