

# Ferris&Co



**Monthly Rental Of £1,200.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**29 Birchington Close**  
Maidstone, ME14 5PF

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ



## DESCRIPTION

Great opportunity to let this ground floor maisonette occupying a pleasant cul-de-sac position on the popular Vinters Park development, gardens to the front and rear with a garage en block. Extending to 661 square feet with gas fired central heating by radiators and UPVC replacement double glazing.

Situated in this pleasant cul-de-sac position on the fringe of the Vinters Park development with its own excellent selection of amenities, which include shops providing for everyday needs, community centre with pre-school and the adjacent Vinters Valley nature reserve with its 9 acres. Educationally the area is well served with adjacent Eastborough, Invicta and Valley Park schools catering for infants, juniors and seniors. The town centre is approximately one mile distant and offers a more comprehensive selection of amenities including a wide selection of shops at Fremlins Walk shopping area, two museums, theatre, county library, multi screen cinema and two railway stations connected to London. The M20, A20, M2, M25, and M26 motorways are also close by and offer direct access to both London and the Channel Ports.

## ON THE GROUND FLOOR

Covered entrance area with UPVC Georgian style entrance door.

### LIVING ROOM 18' 4" x 10' 9" (5.58m x 3.27m)

Window to front affording an eastern aspect. Double radiator.

### INNER HALLWAY

Built-in storage cupboard.

### KITCHEN 9' 10" x 7' 9" (2.99m x 2.36m)

Well fitted with units having cream high gloss door and drawer fronts with stainless steel fittings and complementing walnut effect working surfaces, comprising: stainless steel

sink with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob with oven beneath. Myson kick heater. Plumbing for automatic washing machine. Space for fridge/freezer. vinyl flooring. Tiled splashback. UPVC half glazed door and window overlooking rear garden. Gas fired boiler supplying central heating and domestic hot water throughout.

### BEDROOM 1 11' 6" (Plus built-in wardrobes) x 9' 7" (3.50m x 2.92m)

Picture window to front. Radiator. Extensive range of built-in wardrobe cupboards comprising three doubles with hanging and shelving space.

### BEDROOM 2 9' 10" x 9' 4" (2.99m x 2.84m)

Window overlooking rear garden, western aspect. Radiator.

## BATHROOM

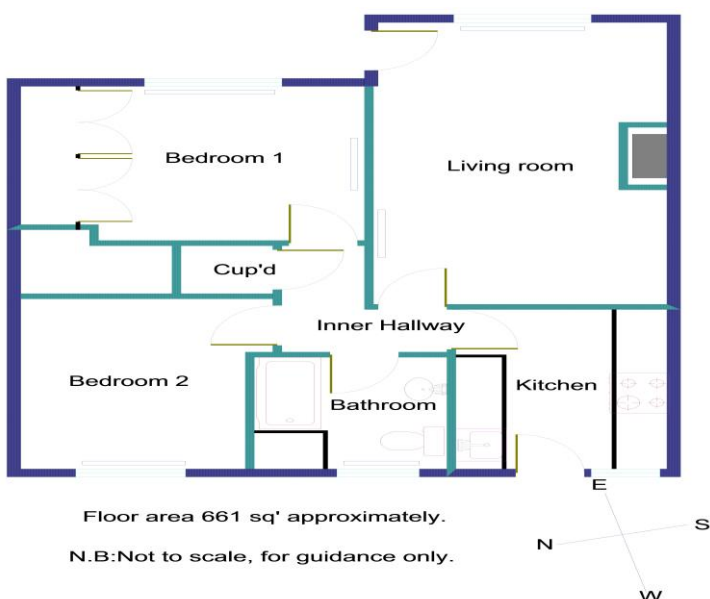
White suite with chromium plated fittings, comprising: P-shaped bath with shower over. Wash hand basin with mixer tap. Low level W.C. Tiled splashbacks. Built-in storage cupboard. Window to rear. Double radiator. Vinyl flooring.

## OUTSIDE

To the front of the property is a lawned area with shrubs. Side pedestrian access. Garage in block close by with up and over entry door.

## GARDEN

The rear garden is a particular feature of the property with fenced boundaries. Lawned area. Concrete patio adjacent to maisonette.



## DIRECTIONS

From our Penenden Heath office proceed in a easterly direction into Penenden Heath Road at The Chiltern Hundreds roundabout take the second exit into Sittingbourne Road turning first left into Hampton Road and Bedgebury Close will be found 5th turning along on the right hand side, proceeding into Bedgebury Close bear to the right and the property will be found at the end of the road as indicated by our sign board.

# Energy Performance Certificate

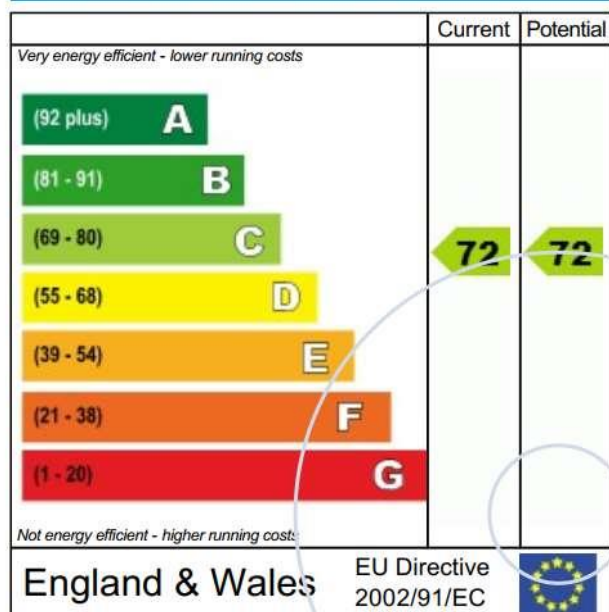


29, Birchington Close  
MAIDSTONE  
ME14 5PF

Dwelling type: Ground-floor flat  
Date of assessment: 29 September 2011  
Date of certificate: 30 September 2011  
Reference number: 2118-1008-6281-9409-5904  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 66 m<sup>2</sup>

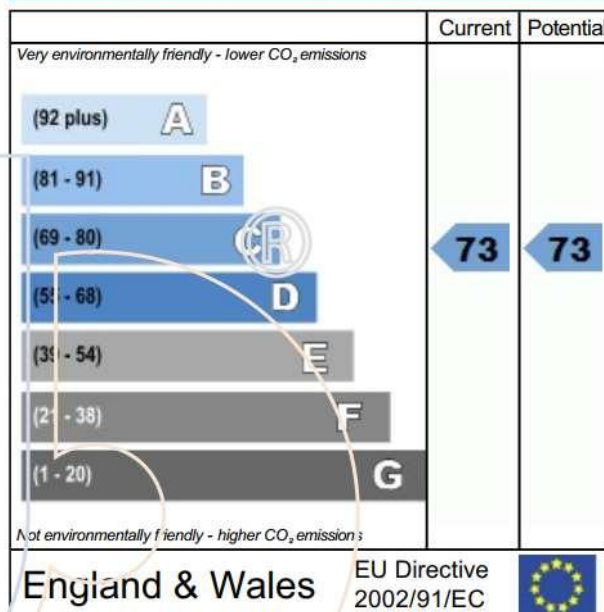
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	179 kWh/m <sup>2</sup> per year	175 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£54 per year	£41 per year
Heating	£390 per year	£392 per year
Hot water	£78 per year	£78 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.