

Ferris&Co



Monthly Rental Of £1,175.00 pcm
Holding deposit equivalent to 1 week's rent on application



67 Grampian Way
Maidstone, ME15 8TG

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated in the ever-popular residential area of Downswood, this well-presented one-bedroom house offers comfortable accommodation ideal for a single professional or couple. The property comprises a bright living room, fitted kitchen, spacious double bedroom and bathroom. Externally, the property benefits from one allocated parking space.

Downswood is a sought-after location on the eastern side of Maidstone, offering a range of local amenities including shops, schools, parks and pleasant woodland walks, with excellent road links into Maidstone town centre and easy access to the M20 motorway.

Outside

Lawn area to front of property. Pathway to Entrance door,

Lounge 12' 9" x 9' 8" (3.88m x 2.94m)

Cream painted walls. Grey laminate flooring. Window facing front. Radiator. Archway through to Kitchen.

Kitchen 10' 0" x 6' 6" (3.05m x 1.98m)

Grey laminate flooring. Cream painted walls. Part tiled walls. Under stairs cupboard. Range of high and low units. Hotpoint gas cooker. Plumbing for a washing machine. Space for under counter fridge freezer.

First Floor

Cream painted walls. Grey carpet.

Bedroom 12' 9" x 9' 10" (3.88m x 2.99m)

Cream painted walls. Grey carpet. Window facing front. Radiator. Mirrored double wardrobe.

Bathroom 6' 4" x 6' 5" (1.93m x 1.95m)

Oak laminate flooring. Tiled walls. Window facing front. Radiator. Low level W/C. Hand basin with hot and cold tap. Bath with mixer tap and shower hose. Shower curtain.

Allocated Parking

For one car.



DIRECTIONS

From our Bearsted Office on the village green in Bearsted proceed in a southerly direction into Yeoman Lane, passing the village green on the left. At the junction with the Ashford Road, turn right heading towards Maidstone in a westerly direction, taking the second turning on the left into Spot Lane, through traffic calming measures onto the Downswood development. Grampian Way will be found second turning on the right hand side.

Energy performance certificate (EPC)

67, Grampian Way Downswood MAIDSTONE ME15 8TG	Energy rating D	Valid until: 6 June 2031
		Certificate number: 0730-3002-7206-5789-2200

Property type	End-terrace house
Total floor area	40 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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)