

Ferris&Co



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



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Maidstone, ME14 1JU

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to let this second floor, beautifully presented apartment overlooking the river on this prestigious award winning gated development. The accommodation is presented in stunning order throughout and we have no hesitation in recommending your early inspection. Beautifully presented and decorated, extending in all to just under 500 square feet, with the added benefit of double glazed windows and thermostatically controlled electric heating.

This award winning development, located in this prestigious position in the centre of Maidstone overlooking the River Medway. The County town offers an excellent selection of amenities including two museums, theatre, county library, multi-screen cinema, excellent shopping facilities at Fremlins Walk. Walks along the tow path to the Millennium Park and two mainline railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE FOYER

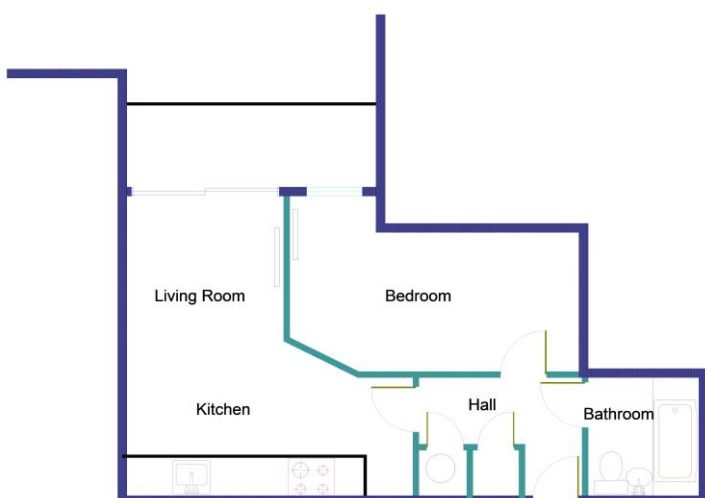
With security entry phone. Lift and stairs to all floors.

ON THE SECOND FLOOR

APARTMENT 74

L-SHAPED ENTRANCE HALL

Night storage heater. Entry phone. Built-in storage cupboard. Built-in linen cupboard, housing Telford water cylinder with dual immersion supplying domestic hot water throughout, shelving above.



Floor area 471 sq' approximately.

N.b;Not to scale, for guidance only.

L-SHAPED LIVING ROOM 17' 4" x 15' 10" narrowing to 9'5"(5.28m x 4.82m)

LOUNGE AREA : Night storage heater. Double glazed sliding patio doors to balcony which enjoys a delightful outlook to the west with views over the River Medway. KITCHEN AREA : Fitted with units having Shaker style door and drawer fronts with woodgrain finish , stainless steel fittings and granite effect working surfaces comprising :- One and half bowl stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner electric hob with concealed extractor hood above and fan assisted oven beneath. Plumbing for automatic washing machine, space for fridge/freezer. Tiled splashbacks. Tiled floor.

BEDROOM 16' 4" x 9' 5" (4.97m x 2.87m)

Window to front with views over the river. Night storage heater.

BATHROOM

White suite with chromium plated fittings comprising :- Panelled bath with mixer tap and shower attachment, curtain and rail. Pedestal hand basin. Low level W.C. Tiled splashbacks . Tiled floor. Fan heater. Extractor fan.

OUTSIDE

Communal gardens are well tended and surround the property. Car park is gated and secured and there is an allocated parking space.



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road at the prison wall turn right a the traffic lights into Lower Boxley Road, follow the road at the roundabout take the second exit at the next roundabout take the first exit into Fair Meadow, McKenzie Court will be found a short distance along on the left hand side.

Energy performance certificate (EPC)

73 McKenzie Court
MAIDSTONE
ME14 1JU

Energy rating

B

Valid until: **30 June 2032**

Certificate number: **0370-2451-0160-2822-8735**

Property type

Mid-floor flat

Total floor area

79 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 B. It has the potential to be B.

[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	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		