

# Ferris & Co



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



**3 Milstead Close**  
Maidstone, ME14 5PQ

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Recently re-decorated and well presented ground floor maisonette with gardens to the front and rear and a garage in block close by. Nicely fitted kitchen and shower room with electric night storage heaters, thermostatically controlled, UPVC double glazed windows extending to approximately 650sqft.

Located in a well established and most convenient residential position on the popular Vinters Park development with its own shopping parade which is accessed some 100 metres from the property which provides for everyday needs together with community centre and pre-school and the adjacent Vinters valley nature reserve with its 8 acres, educationally the area is well served with local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is within 1 mile and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park is within ½ a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

## ON THE GROUND FLOOR

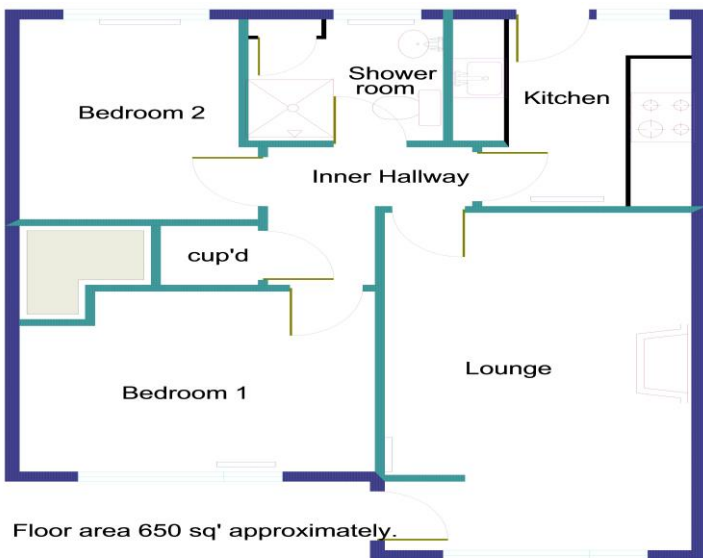
Outside light. Attractive Georgian style entrance door.

### LIVING ROOM 18' 0" x 10' 9" (5.48m x 3.27m)

Wood laminate floorin. Night storage heater. Timber fire surround with raised marble hearth., fitted living flame fire. Two wall light points. Window to front affording a western aspect.

### KITCHEN 10' 0" x 8' 1" (3.05m x 2.46m)

Well fitted with units having high gloss drawer and door fronts with complementing working surfaces. Incorporating four burner gas hob, oven beneath and extractor hood. Stainless steel sink. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splashbacks.



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

Ceramic tiled floor. Window and half glazed door to garden, eastern aspect.

### BEDROOM 1 13' 7" x 10' 0" (4.14m x 3.05m)

Picture window to front, western aspect. Night storage heater.

### BEDROOM 2 10' 0" x 9' 3" (3.05m x 2.82m)

Night storage heater. Window to rear, eastern aspect.

## SHOWER ROOM

Delightfully fitted with white contemporary suite with integrated storage cupboards, comprising: Twin shower cubicle with rainforest shower head and hand shower. Wash hand basin. Low level WC. Heated towel rail. Fully tiled walls. Ceramic tiled floor. Window overlooking rear garden.

## OUTSIDE

Open plan lawned front garden. Side pedestrian access.

## GARDEN

Adjacent to flat. Lawned and fully fenced. garage in block close by.



## DIRECTIONS

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundred roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road, fifth turning on the right into Alkham Road, third right into Commodore Road and Milstead Close will be found second on the left, the property being at the end of the road on the left hand side as indicated by our sign board.

# Energy performance certificate (EPC)

3, Milstead Close  
MAIDSTONE  
ME14 5PQ

Energy rating

D

Valid until 9 August 2023

Certificate number

0918-3029-7258-1717-7994

## Property type

Ground-floor flat

## Total floor area

57 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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