

Ferris & Co



Monthly Rental Of £1,750.00 pcm
Holding deposit equivalent to 1 week's rent on application



37 Newenden Close
Maidstone, ME14 5RU

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

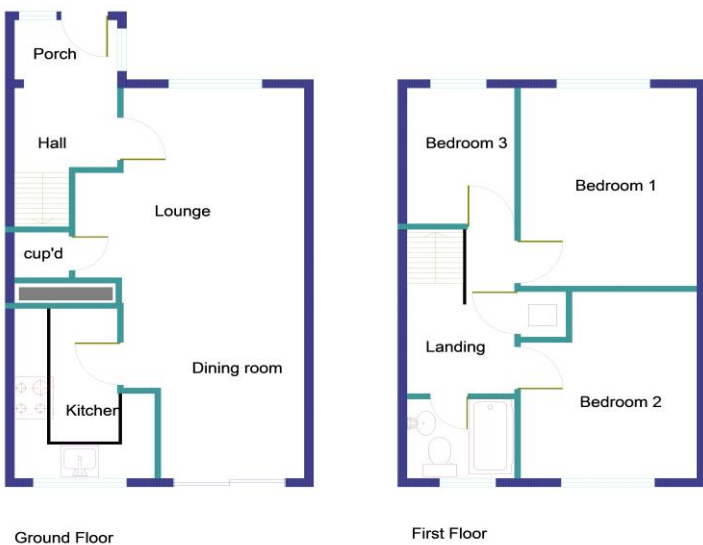
Popular mid terraced family house situated on the sought after Vinters Park development. The property is delightfully presented occupying a pleasant cul-de-sac position. The property was originally built in the 1970's by Taylor Woodrow to this popular Princess design of cavity brick construction, with large picture windows creating a light and airy interior, beneath an interlocking concrete tiled roof. The accommodation is conveniently arranged on two floors and extends in all to 818 square feet, with the added benefit of gas fired warm air heating, double glazed windows in hardwood frames and cavity wall insulation

Situated on the popular and sought after Vinters Park development with its own excellent selection of amenities including shopping parade providing for everyday needs, community centre with pre-school and the adjacent Vinters Valley nature reserve with its 9 acres. Educationally the area well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some 11/4 miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, county library, excellent shopping facilities at Fremains Walk. There is a wider selection of schools for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Mote Park is within half a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

ON THE GROUND FLOOR

ENTRANCE HALL

UPVC half glazed entrance door and glazed side panel. Low level meters cupboard. Staircase to first floor. Wood laminate flooring.



Floor area 818sq' approximately.
N.B:Not to scale, for guidance only.

THROUGH LOUNGE/DINING ROOM 23' 0" x 12' 3" (Narrowing to 7'6 in DINING AREA) (7.01m x 3.73m)

Picture window to front affording a pleasant open outlook, eastern aspect. Understairs storage cupboard. Double glazed sliding patio doors overlooking rear garden affording a western aspect. Wood laminate flooring.

KITCHEN 10' 0" x 7' 6" (3.05m x 2.28m)

Well fitted with units having stainless steel fittings and black granite effect working surfaces. stainless steel sink with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner electric hob, extractor hood over and oven beneath. Plumbing for automatic washing machine. Tiled splashbacks. Wood laminate flooring. Window to rear.

ON THE FIRST FLOOR

LANDING

Built-in cupboard housing Johnson & Starley gas fired warm air boiler, supplying warm air heating throughout. Access to roof space.

BEDROOM 1 11' 9" x 9' 6" (3.58m x 2.89m)

Picture window to front affording a pleasant open outlook and views, eastern aspect.

BEDROOM 2 11' 0" x 9' 3" (3.35m x 2.82m)

Picture window to rear, affording a western aspect.

BEDROOM 3 8' 0" x 6' 0" (2.44m x 1.83m)

Window to front affording an eastern aspect, pleasant open outlook.

BATHROOM

White suite with chromium plated fittings. Panelled bath. Hand basin with cupboard under. Low level W.C. Fully tiled



DIRECTIONS

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at the Ciltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road. Follow the road for some distance turning right into Bargrove Road and Newenden Close will be found first turning on the left, proceed along Newenden Close bearing left and the property will be found at the end of the road.

Energy Performance Certificate

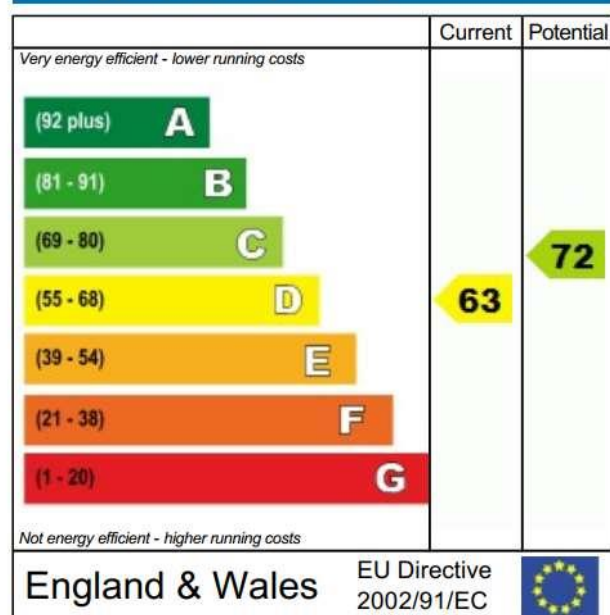


37, Newenden Close
MAIDSTONE
ME14 5RU

Dwelling type: Mid-terrace house
Date of assessment: 14 March 2012
Date of certificate: 14 March 2012
Reference number: 9648-5023-6237-9162-4924
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

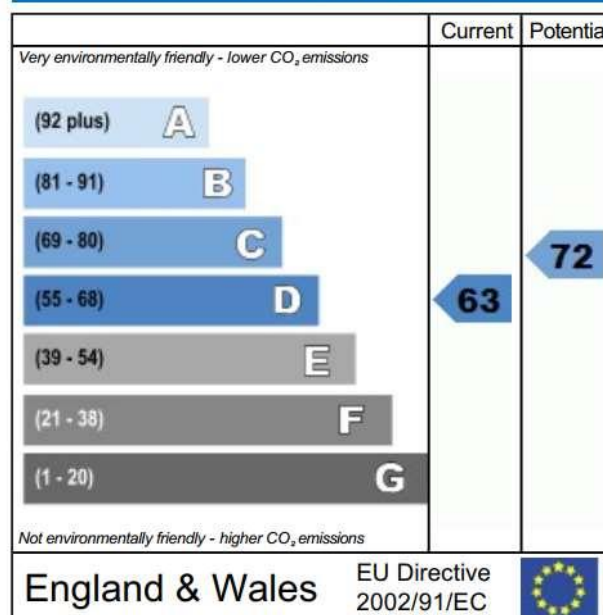
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	229 kWh/m ² per year	175 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.5 tonnes per year
Lighting	£69 per year	£46 per year
Heating	£492 per year	£398 per year
Hot water	£181 per year	£125 per year

You could save up to £173 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.