

Ferris&Co



Monthly Rental Of £1,200 pcm
Holding deposit equivalent to 1 week's rent on application



19a Wordsworth Road
Maidstone, ME14 2HH

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A delightfully presented first floor purpose built maisonette, internal inspection is strongly recommended. The accommodation is comprised of; kitchen with appliances, contemporary bathroom suite, two bedrooms and lounge/diner with access onto balcony space. Garden to the rear of the property. This property does not come with any allocated parking, on street parking is available.

Penenden Heath offers a good selection of local amenities including shops providing for everyday needs, recreational facilities on The Heath including Tennis, Bowls together with numerous countryside walks, childrens play area and pre school. Educationally the area is well served with the local Sandling School being within a 1/4 of mile catering for infants and juniors. Maidstone town centre is some one mile distant and may be accessed by regular bus services from The Boxley Road. The County Town offers excellent shopping facilities at The Mall and Fremlins Walk, 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 vehicular access to both London and The Channel Ports.

ON THE GROUND FLOOR

ENTRANCE PORCH

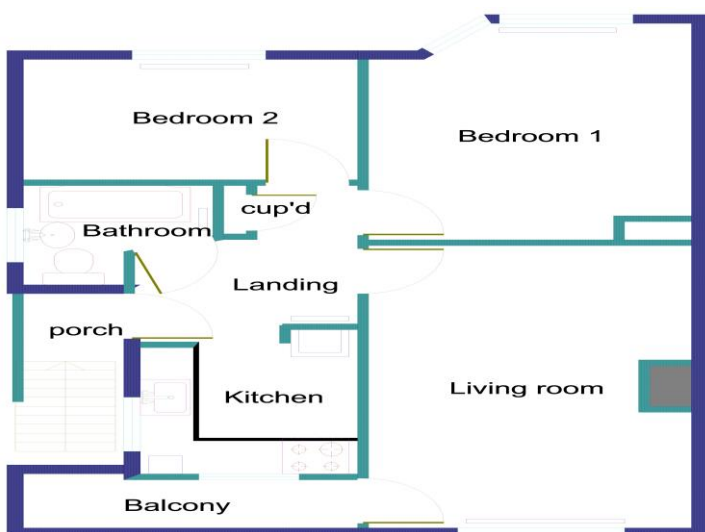
Approached by staircase from ground floor with outside security lighting. UPVC glazed entrance door.

ON THE FIRST FLOOR

ENTRANCE HALL

Radiator. Built-in storage cupboard, access to roof space.

LIVING ROOM 15' 9" x 9' 9" (4.80m x 2.97m)



Floor area 534 sq' approximately.

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

Approached by multi-pane glazed door from entrance hall. UPVC picture window to front affording a southern aspect. Door to balcony. Double radiator. Thermostatic control for central heating.

KITCHEN 8' 0" x 6' 6" (2.44m x 1.98m)

Just fitted with oak effect doors and drawers fronts with stainless steel fittings and black granite effect working surfaces, comprising:- Inset stainless steel sink unit, cupboards under. Floor cupboard unit. Double wall cupboard. Working surface incorporating Becko four burner gas hob with electric oven beneath. LEC fridge/freezer. Indesit washer/dryer. Cupboard concealing gas fired boiler, supplying central heating and domestic hot water throughout. Double aspect windows with blinds. Tiled splashbacks. Travertine stone floor.

BEDROOM 1 12' 0" x 9' 9" (3.65m x 2.97m)

Radiator. UPVC bay window to front with views over the North Downs.

BEDROOM 2 10' 0" x 7' 0" (3.05m x 2.13m)

Radiator. UPVC picture window to front with views over the North Downs.

BATHROOM

New white suite, chromium plated fittings comprising :- Panelled bath with mixer tap and shower attachment. Glass shower screen, pedestal wash hand basin, low level W.C. Travertine stone flooring, chromium plated heated towel rail, extractor fan, tiled splashbacks, window to side.

OUTSIDE

REAR GARDEN 25' 0" x 25' 0" (7.61m x 7.61m)

Small area of garden approximately 25ft x 25ft



DIRECTIONS

From Penenden Heath shopping parade proceed in a southerly direction into Boxley Road, taking the first turning on the right into Wordsworth Road and the property will be found some distance along on the left hand side as indicated by our sign board.

Energy Performance Certificate



19a, Wordsworth Road, Penenden Heath, MAIDSTONE, ME14 2HH

Dwelling type: Top-floor maisonette
Date of assessment: 07 January 2020
Date of certificate: 07 January 2020

Reference number: 8140-6229-7670-5163-7206
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,461
Over 3 years you could save	£ 294

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 126 over 3 years	
Heating	£ 1,068 over 3 years	£ 813 over 3 years	
Hot Water	£ 225 over 3 years	£ 228 over 3 years	
Totals	£ 1,461	£ 1,167	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G

Not energy efficient - higher running costs

Current	Potential
69	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 258
2 Low energy lighting for all fixed outlets	£10	£ 39

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.