

Ferris & Co



Monthly Rental Of £875 pcm
Holding deposit equivalent to 1 week's rent on application



10a Elizabeth House Alexandra Street
Maidstone, ME14 2BX

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Ground floor flat forming part of this popular and convenient building. The accommodation is a contemporary ground floor apartment with a well fitted kitchen with split level appliances, lounge, bedroom and bathroom with shower over bath.

This small neat development is set amidst attractive communal gardens in this most convenient residential position yet within a 1/4 of a mile of the town centre. The County town offers an excellent selection of amenities including mainline railway services to London, excellent shopping facilities at the Fremfins Walk, museum, theatre, County library and excellent educational facilities for all ages.

ENTRANCE HALL

UPVC Georgian style entrance door, built-in linen cupboard with combined hot and cold water cylinders with fitted immersion heater supplying domestic hot water throughout.

INNER HALLWAY

Further built-in storage cupboard.

KITCHEN

Comprehensively fitted with Shaker style units with stainless steel fittings and black granite effect working surfaces comprising :- Stainless steel sink unit, cupboards under, range of high and low level cupboards incorporating four burner stainless steel hob with Zanussi extractor hood above and oven beneath, tiled splashbacks, vinyl flooring, plumbing for automatic washing machine.

L-SHAPED LIVING ROOM 11' 9" x 9' 4" (3.58m x 2.84m)

Picture window to rear overlooking communal gardens and tree beyond.

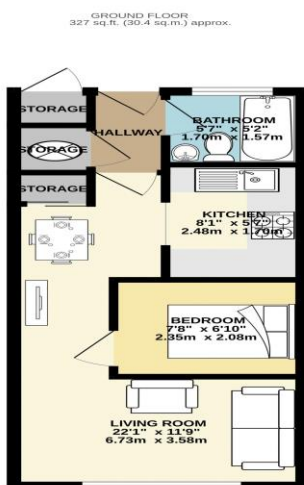
BEDROOM 7' 5" x 6' 10" (2.26m x 2.08m)

BATHROOM

White suite, with chromium plated fittings, panelled bath with electric shower over, pedestal hand basin, low level W.C. Fully tiled walls with decorative border tile, ceramic tiled floor, window to front.,

OUTSIDE

Built-in store cupboard, communal gardens surround the property.



DIRECTIONS

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, at the prison wall turn right into Lower Boxley Road, at the mini roundabout take the second exit into Fisher Street, first left into Randall Street and Alexandra Street will be found first turning on the left. Elizabeth House will be found a short distance along on the left hand side.

TOTAL FLOOR AREA - 327 sq. ft. (30.4 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing description, the Seller, the Agent and the Surveyor accept no liability for any errors or omissions. It is advised that the Buyer should verify the accuracy of the foregoing description of the property. The Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.
Made with Metron 02/02/05

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

Flat 10/A Elizabeth House Alexandra Street MAIDSTONE ME14 2BU

Dwelling type: Ground-floor flat
Date of assessment: 02 October 2012
Date of certificate: 02 October 2012
Reference number: 8297-4120-4229-9307-9023
Type of assessment: RdSAP, existing dwelling
Total floor area: 33 m²

Use this document to:

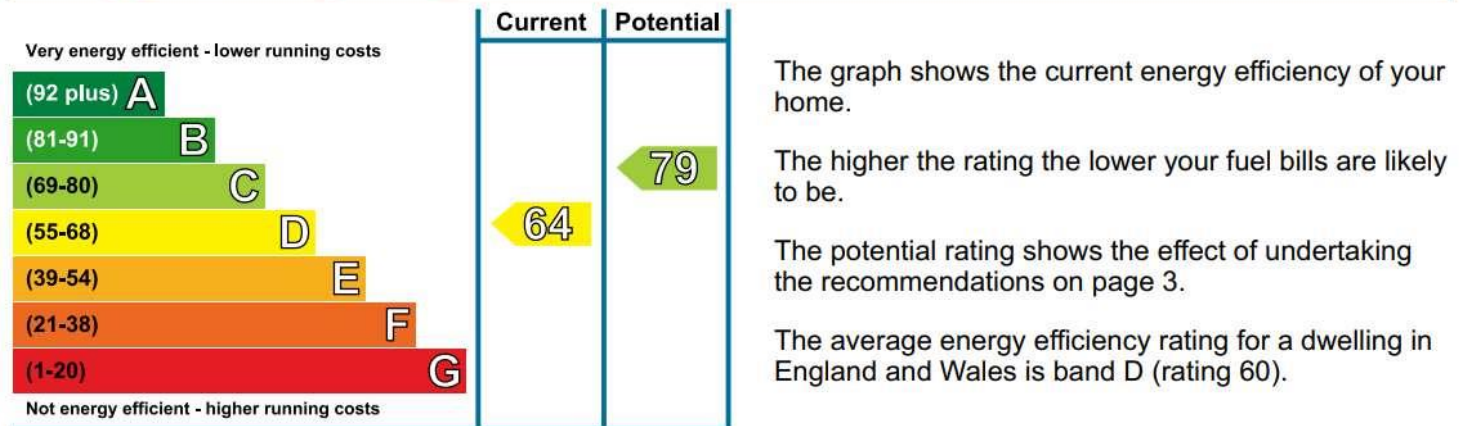
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,398
Over 3 years you could save	£570


Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£138 over 3 years	£69 over 3 years	
Heating	£729 over 3 years	£489 over 3 years	
Hot Water	£531 over 3 years	£270 over 3 years	
Totals	£1,398	£828	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£72	
2 Floor insulation	£800 - £1,200	£120	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£57	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.