

# Ferris&Co



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



**1 Bank View**  
Tovil, ME15 6RB

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Bright and airy, recently refurbished ground floor maisonette with under cover parking and a sunny terrace to the rear. Well decorated and presented arranged on one floor with electric heating and double glazing, extending to 500 sq ft.

Tovil is located within one mile of the town centre to the south west and is a well established and popular residential area. Easy access to the river and tow path with walks to the town and Millenium Park. Maidstone offers excellent facilities with shops, schools, and main line railway station to London. To the east of the town is Mote Park with its 450 acres, boating lake and leisure centre with swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer routes to London and the Channel Ports.

### ENTRANCE HALL 6' 7" x 6' 2" (2.01m x 1.88m)

Double built in storage cupboard, understairs storage cupboard, built in linen cupboard with lagged copper cylinder and fitted immersion heater supplying domestic hot water throughout.

### LIVING ROOM 16' 0" x 13' 6" (4.87m x 4.11m)

Double aspect windows featuring two windows to rear with blinds, south western aspect. Electric radiator.

### KITCHEN 6' 6" x 5' 6" (1.98m x 1.68m)

Well fitted with units having white high gloss door and drawer fronts, complementing working surfaces. Stainless steel sink with mixer tap, range of high and low level cupboards incorporating four burner hob with stainless steel extractor hood above, oven beneath. Plumbing for automatic washing, space for refrigerator, tiled splashbacks, vinyl flooring.

### BEDROOM 12' 0" x 9' 8" (3.65m x 2.94m)

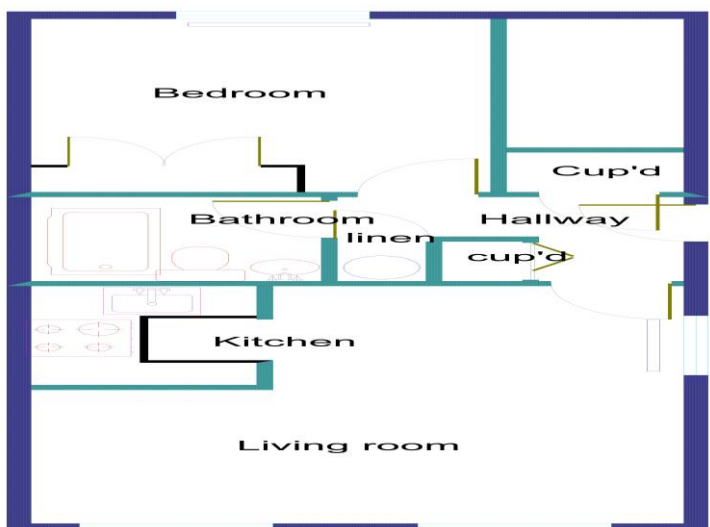
Window to front, radiator, double built in wardrobe cupboard.

## BATHROOM

White suite, chromium plated fittings, panelled bath with electric shower over, curtain and rail. Extractor fan. Pedestal wash hand basin. Low level WC. Tiled splashback. Fan heater.

## OUTSIDE

Allocated undercover parking space, store room, communal gardens, sun terrace to the rear with timber balustrade, pleasant views.



Floor area 500 sq' approximately.

N.B: Not to scale, for guidance only



## DIRECTIONS

From Maidstone leave via Stone Street in a southerly direction a continuation of which is the Loose Road. Turn first right into Sheals Crescent taking the second turning on the left into Old Tovil Road. Taking the fifth turning on the right into Church Street and Bank View will be found a short distance along on the left as indicated by our signboard.

# Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 73      | 78        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

