

Ferris&Co



Monthly Rental Of £1,600 pcm
Holding deposit equivalent to 1 week's rent on application



Flat 57 Claribel Court, Mill Wood
Maidstone, ME14 2FW

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A beautifully presented two-bedroom apartment situated within the sought-after Claribel Court development at Mill Wood, Maidstone, offering contemporary living, impressive views and the added benefit of one allocated parking bay. The accommodation is centred around a bright and spacious open-plan living, dining and kitchen area, creating an ideal space for both relaxing and entertaining. Doors lead directly onto the private balcony, where the elevated position provides wonderful far-reaching views across Maidstone and the surrounding area – a lovely spot to enjoy a morning coffee or unwind at the end of the day. The property offers two well-proportioned bedrooms, together with modern bathroom facilities and excellent natural light throughout.

Mill Wood forms part of the popular Springfield Park development and is well positioned for Maidstone town centre, Maidstone East and Maidstone Barracks railway stations, local amenities and riverside walks, as well as providing convenient access to the M20.

Claribel House

Outside

Communal grassed areas.

Entrance Lobby

Post boxes. Lift to all floors.

Apartment 57

Entrance

Lounge/ Kitchen 13' 6" x 20' 9" (4.11m x 6.32m)

Kitchen - White painted walls. Oak wood laminate flooring. Range of high and low grey units. Integrated washing

machine. Integrated dishwasher. Sink & drainer with mixer tap & Instant boiling water tap. Electric oven. Integrated fridge freezer. Electric hob with extractor fan. Lounge - White painted walls. Oak wood laminate flooring. Large windows with Patio door leading to Balcony. Electric heater. Storage cupboard.

Family Bathroom 7' 2" x 6' 3" (2.18m x 1.90m)

White painted walls. Cream tiled floor and half walls. Heated towel rail. Wall - hung toilet with a concealed cistern. Sink with mixer tap. Wall mounted mirrored cabinet. Bath.

Bedroom 2 12' 7" x 9' 10" (3.83m x 2.99m)

White painted walls, Beige carpet. Large window with fitted blinds. Electric heater.

Bedroom 1 15' 2" x 9' 3" (4.62m x 2.82m)

White painted walls. Beige carpet. Large window with fitted blinds. Electric heater. Door leading to dressing room/ wardrobe with an electric heater. Door leading to En-suite.

En-suite

White painted walls. Cream tiled to floor and round shower. Wall- hung toilet with a concealed cistern. Sink with mixer tap. Glass shower screen, with over head shower and hose.

Parking

One allocated parking bay.



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors or omissions. The floor plan is for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and no guarantee is given as to their condition.

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 Vendors 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 (EPC)

Flat 57
Claribel Court
Mill Wood
Maidstone
ME14 2FW

Energy rating

B

Valid until:

30 March 2033

Certificate number:

2137-6137-6000-0619-4272

Property type

Mid-floor flat

Total floor area

76 square metres

Rules on letting this property

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

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 rating and score

This property's energy rating is B. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		