

Ferris&Co



Monthly Rental Of £995.00 pcm
Holding deposit equivalent to 1 week's rent on application



42 Hawley Court, London Road
Maidstone, ME16 8QJ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated within the popular Hawley Court development on London Road, Maidstone, this one-bedroom apartment offers comfortable and convenient living, with lovely views across Maidstone. The property provides well-proportioned accommodation, comprising a living area, kitchen, double bedroom and bathroom.

Hawley Court is conveniently situated on London Road, within easy reach of Maidstone town centre and its excellent selection of shops, restaurants, cafés and leisure facilities. The property is well positioned for access to Maidstone's transport links, including Maidstone West and Maidstone East railway stations, providing connections to London and surrounding areas. The nearby A20 and M20 motorway offer convenient road access to London, Ashford and the wider motorway network.

The surrounding area also benefits from a range of local amenities, supermarkets and recreational facilities, with the picturesque River Medway and Maidstone's green spaces within easy reach. Combining a convenient location with excellent access to the town centre and transport connections, Hawley Court offers an appealing setting for modern living.

Hawley Court, London Road

Top floor

Apartment 42

Entrance Hallway

Biscuit painted walls. Wood vinyl flooring. Two large storage cupboards. Radiator.

Bedroom 14' 4" x 9' 5" (4.37m x 2.87m)

Brown carpet. Biscuit painted walls. Window facing side. Radiator.

Lounge 14' 2" x 9' 10" (4.31m x 2.99m)

Biscuit painted walls. Brown carpet. Window facing to side. Radiator. Balcony door.

Balcony

Kitchen 10' 3" x 8' 2" (3.12m x 2.49m)

Range of high and low units. Black & White tiled flooring. White & Black splashback. Stainless steel sink with drainer. Mixer tap. Radiator. Beko Washing machine. Electric Oven. Logk Fridge Freezer. Glow-worm Boiler. Window facing side.

Bathroom 8' 1" x 5' 7" (2.46m x 1.70m)

Blue painted walls. White & Blue tiled part tiled walls. Bath with mixer tap & shower hose. shower curtain pole. Hand basin with mixer tap. Wall mounted mirror cabinet. Low level W/C. Window. Wood vinyl flooring. Radiator.

Ground Floor

Lockable storage unit

Parking for 1 Vehicle



Energy performance certificate (EPC)

42 Hawley Court
London Road
MAIDSTONE
ME16 8QJ

Energy rating

D

Valid until:

8 March 2034

Certificate number:

8534-5327-6300-0921-5202

Property type

Top-floor flat

Total floor area

56 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 D. It has the potential to be C.

[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		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		