Ferris&Co



Monthly Rental Of £1,250 pcm
Holding deposit equivalent to 1 week's rent on application







7A Byron Road
Maidstone, ME14 2HA

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully refurbished purpose built 1930s first floor maisonette, enjoying far reaching views to the front over the North Downs with a 90ft south facing rear garden. The well proportioned accommodation extends in all to in excess of 750sq feet and has gas central heating by radiators and UPVC replacement double glazing. The property has just undergone complete refurbishment with a sumptuously fitted kitchen with integrated appliances, luxuriously appointed bathroom, total redecoration with new carpets and a landscaped rear garden.

Located in the heart of Penenden Heath with its excellent selection of local amenities including shops providing for everyday needs, recreational facilities on the heath including tennis and bowls, numerous countryside walks, infant school and play school. Maidstone town centre is within 1 mile and can be accessed by regular bus services on the Boxley Road with two museums, theatre, county library, multi-screen cinema and 2 railway stations connected to London. The A20, M20, M25, M26 & M2 are all close by with direct vehicular access to London and the channel port.

ON THE GROUND FLOOR

Entrance hall, composite door with chrome furniture and staircase to first floor.

ON THE FIRST FLOOR

LANDING *0' 0" x 0' 0" (0.00m x 0.00m)*
Spacious landing, radiator, window to side affording an eastern aspect, access to roof space.

LOUNGE/DINER *18' 3" x 10' 3" (5.56m x 3.12m)*
A lovely light and airy room with wood laminate flooring, double radiator, double aspect windows with southern aspect overlooking rear garden.

KITCHEN *9' 6" x 9' 3" (2.89m x 2.82m)*
A contemporary range of units with white high gloss door and drawer fronts with stainless steel fittings and complimenting black granite effect working surfaces with feature aubergine-colour acrylic high-gloss splash-backs. Comprising; one and a half bowl stainless steel sink unit with mixer tap, range of high and low level cupboards incorporating a four burner induction hob with stainless steel extractor hood above, eye level oven, integrated fridge and freezer. Wood effect vinyl flooring, two windows to side affording a western aspect, glazed door to rear lobby/utility with plumbing for washing machine and staircase to ground floor.

BEDROOM 1 *11' 9" x 11' 6" (3.58m x 3.50m)*
Picture window to front affording far reaching views over the North downs, radiator.

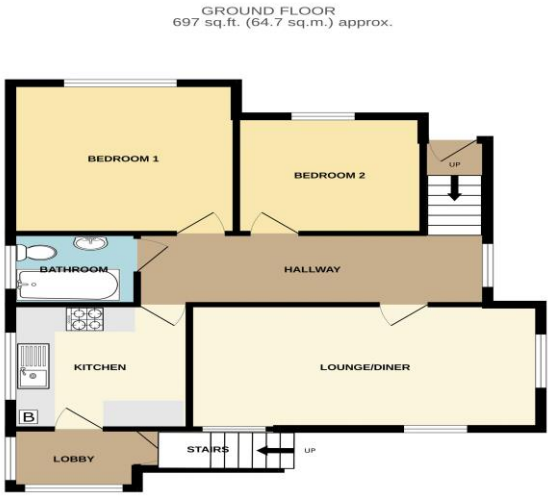
BEDROOM 2 *9' 9" x 8' 9" (2.97m x 2.66m)*
Window to front with far reaching views over the North Downs and radiator.

BATHROOM

White contemporary suite with chromium plated fittings comprising; panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with mixer tap and cupboard beneath, low level WC, chromium plated heated towel rail, woodgrain effect laminate flooring, tiled splashbacks, window to side with western aspect.

OUTSIDE

To the front of the property is off-road parking. To the rear is an attractive landscaped garden extending to almost 100ft, paved patio area adjacent to house, side pedestrian access.





DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the second turning on the right into Byron Road and the property will be found a short distance along on the left.

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)

7a Byron Road Penenden Heath MAIDSTONE ME14 2HA	Energy rating **D**	Valid until:	**29 July 2034**
		Certificate number:	**8234-7423-9400-0680-0276**

Property type	Top-floor maisonette
Total floor area	71 square metres

Rules on letting this property

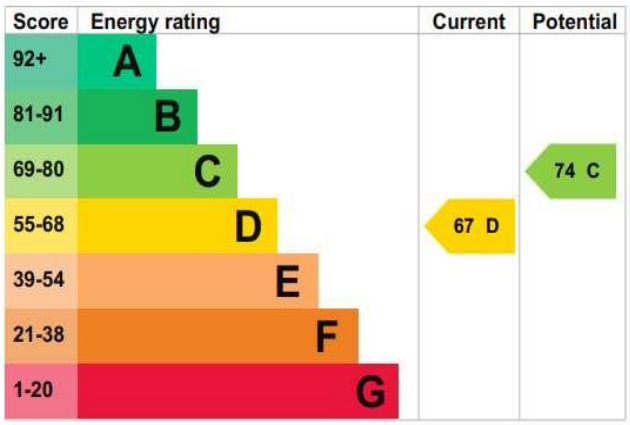
Properties can be let if they have an energy rating from A to E.

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).

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