

Ferris&Co



Monthly Rental Of £975.00 pcm
Holding deposit equivalent to 1 week's rent on application



20 Basing Close
Maidstone, ME15 7UZ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Recently redecorated throughout one bedroom first floor flat with large double-glazed windows creating plenty of light throughout. Gas central heating. Located in a well-established position backing on to a play park and field. To the rear of the property you will find St Phillips Church.

The property is located close to Mote Park and with it's 450 acres, boating lake, leisure centre and municipal swimming pool and host to Maidstone rugby club, cricket club and squash club. The unique position in this quiet backwater yet within a 1/4 of a mile of the town centre with its excellent selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and senior with a wider selection of Grammar schools and colleges in and around the town centre.

L SHAPED ENTRANCE HALL ON THE FIRST FLOOR

Approached by a covered staircase from the ground floor.

HALLWAY 14' 9" x 13' 9" Max. (4.49m x 4.19m)

LOUNGE/DINING ROOM 19' 6" x 12' 6" NARROWING TO 7' IN DINING ROOM (5.94m x 3.81m)

Picture window to front affording a pleasant open outlook with a Southern aspect. Further window to rear, overlooking St Phillips church, 2 radiators.

KITCHEN 10' 3" x 6' 6" (3.12m x 1.98m)

Fitted with units, 1 and half stainless steel sink, mixer tap, washing machine, gas cooker with extractor hood above, wall mounted Worcester gas boiler for heating and hot water, tile effect flooring, window overlooking St Phillips church.

BEDROOM 11' 0" x 9' 9" (3.35m x 2.97m)

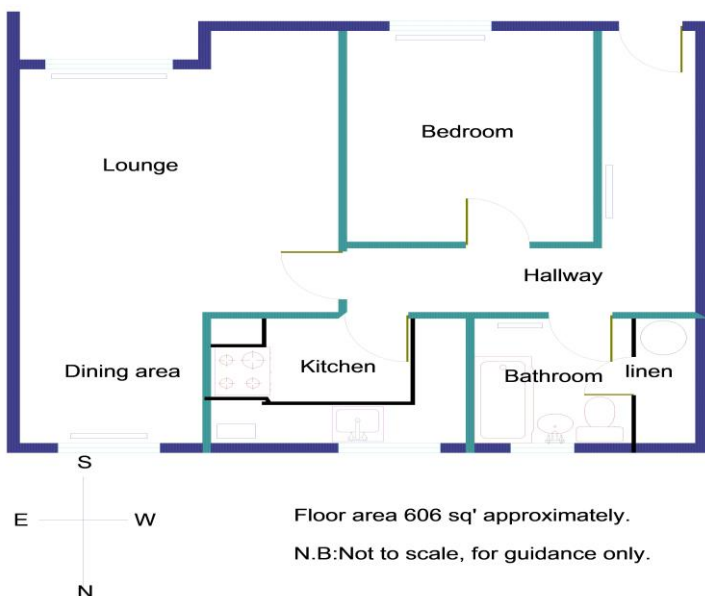
Window to rear, southern aspect, pleasant outlook, radiator.

BATHROOM

White suite, panelled bath, separate shower over, pedestal hand basin, low level wc, window to rear, double radiator, built in linen cupboard.

OUTSIDE

Communal gardens surround the property, residents parking area on a first come first served basis.



DIRECTIONS

From the Penenden Heath Office, turn right into Penenden Heath Road, At the roundabout take the 2nd exit onto Sittingbourne Road (A249) continue down, through Albion Place to the lights, light left on to Andrew Broughton Way/A20, turn right at the BP garage onto Square Hill Road, turn right at the roundabout, turn left onto Hastings Road, turn right onto Waterloo Street, turn left onto Basing Close.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Address:

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