

Ferris & Co



Monthly Rental Of £850.00 pcm
Holding deposit equivalent to 1 week's rent on application



Flat 2, 30 Bower Place
Maidstone, ME16 8BH

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A beautifully presented studio apartment situated in the sought-after area of Bower Place, Maidstone. Decorated to a high standard throughout, this stylish property offers modern living in a convenient location. The accommodation benefits from attractive wood flooring throughout, creating a contemporary and easy-to-maintain living space. The apartment is bright and well-proportioned, with tasteful décor that enhances its appeal.

Bower Place is conveniently situated within easy reach of Maidstone town centre, offering an excellent range of shopping, dining, and leisure facilities. The property benefits from good transport links, with Maidstone East, Maidstone West, and Maidstone Barracks railway stations providing services to London and the surrounding areas. There is also easy access to the M20 motorway, making it ideal for commuters. Residents can enjoy nearby parks, riverside walks, and a variety of local amenities, all within walking distance. The apartment's central location combines the convenience of town centre living with the charm of a well-established residential area.

30 Bower Place

Apartment 2

Lounge/Kitchen 11' 7" x 12' 8" (3.53m x 3.86m)

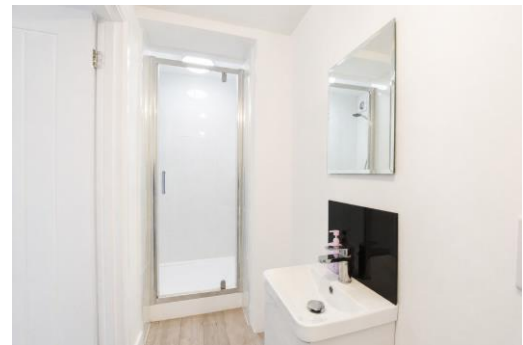
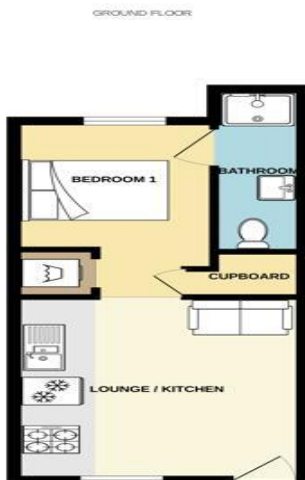
White painted walls. Wood flooring. Range of high and low units. Electric oven. Electric hob. Extractor fan. Stainless steel sink with mixer tap. Fuse box. Integrated fridge. Freestanding washing machine.

Bedroom 12' 2" x 8' 0" (3.71m x 2.44m)

White painted walls. Wooden flooring. Window. Radiator. Storage cupboard.

Bathroom 11' 3" x 3' 7" (3.43m x 1.09m)

White painted walls. Wood flooring. Shower cubicle with glass screen. Shower. Hand basin. Low level W/C. Wall mounted mirror.



DIRECTIONS

Energy performance certificate (EPC)

Flat 2 30 Bower Place MAIDSTONE ME16 8BH	Energy rating C	Valid until: 30 June 2032
		Certificate number: 7700-3984-0222-6122-3623

Property type	Mid-floor flat
Total floor area	28 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 C. 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		