

Ferris & Co



Monthly Rental Of £1,350.00 pcm
Holding deposit equivalent to 1 week's rent on application



21 Garrington Close
Maidstone, ME14 5RP

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A well-presented two-bedroom house located in the popular Vinters Park area of Maidstone. The property has been newly decorated throughout and benefits from brand new carpets, offering a fresh and modern living space ready for immediate occupation.

Accommodation comprises: Entrance Hall, spacious living room, modern fitted kitchen, two good-sized bedrooms, and a family bathroom.

Vinters park is highly sought after and the property is located on the northern fringe with a shopping parade providing for everyday needs, community centre and the adjacent Vinters Valley nature reserve with its 8 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some 1 1/4 miles distant and offers a more comprehensive 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.

ON THE GROUND FLOOR

ENTRANCE HALL

Half glazed composite Georgian style entrance door with glazed side panel. Built-in cupboard housing gas fired combination boiler supplying and domestic hot water throughout. Wood laminate flooring. Radiator. Staircase to first floor.

LIVING ROOM 15' 1" (Max) x 10' 8" (Widening to 14') (4.59m x 3.25m)

Picture window to front affording a wooded outlook. Two radiators. Deep understairs storage cupboard with service meters and modern consumer unit.

KITCHEN/DINER 13' 10" x 7' 4" (4.21m x 2.23m)

Comprehensively fitted with range of high and low units with a panelled finish. Stainless steel fittings and a

complementing oak effect working surfaces and upstand. Beautifully set off by high gloss panels creating a most attractive splashback. Lamona four burner ceramic hob with glass splashback. Stainless steel extractor hood and oven beneath. Plumbing for automatic washing machine. Space for fridge/freezer. wood laminate flooring. Window overlooking rear garden affording a western aspect. **DINING AREA:** With radiator. UPVC window and door to garden, western aspect. Wood laminate flooring.

ON THE FIRST FLOOR

LANDING

Built-in storage cupboard access to roof space.

BEDROOM 1 11' 9" x 9' 10" (3.58m x 2.99m)

Window overlooking wooded aspect. Radiator. Large built-in cupboard space .

BEDROOM 2 10' 6" x 8' 10" (3.20m x 2.69m)

Window overlooking rear garden. Radiator. Large built-in cupboard space.

BATHROOM

New white contemporary suite with chromium plated fittings comprising: Panelled bath with mixer tap. Separate Bristan electric shower over with curved shower screen. Vanity style wash hand basin with mixer tap, cupboards under. Low level W.C. Chromium plated heated towel rail. Window to rear, western aspect. Porcelain tiled walls. Vinyl flooring.

OUTSIDE

Full size garage in block close by with up and over entry door. Neatly laid front garden with lawn. Hydrangea and plum slate border.

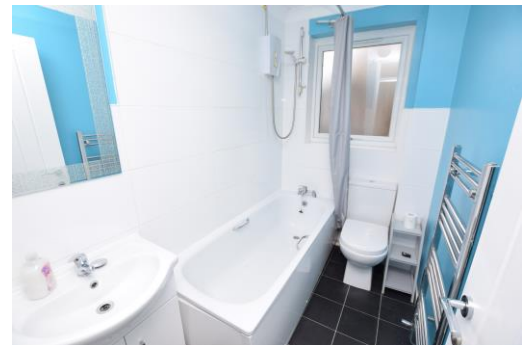
GARDEN

The rear garden has an extensive paved patio area adjacent to house. Two circular lawned areas with shingle surround. Inset paving. Fully fenced boundaries. Western aspect. Rear pedestrian access.



Floor area 665 sq' approximately.

N.B:Not to scale, for guidance onl



DIRECTIONS

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road. At The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road. Follow the road round taking the fourth turning on the left in Farningham Close and Garrington Close will be found first turning on the right. The property will be found at the end of the road in a pedestrian cul de sac, which may be accessed through a battery of garages.

21, Garrington Close, MAIDSTONE, ME14 5RP

Dwelling type:	Mid-terrace house	Reference number:	0298-3986-7272-5253-3910
Date of assessment:	01 December 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 December 2017	Total floor area:	61 m ²

Use this document to:

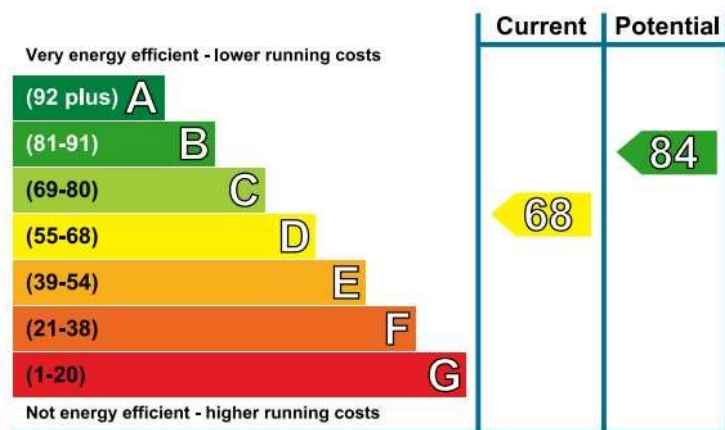
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,812
Over 3 years you could save	£ 213

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 129 over 3 years	
Heating	£ 1,281 over 3 years	£ 1,296 over 3 years	
Hot Water	£ 270 over 3 years	£ 174 over 3 years	
Totals	£ 1,812	£ 1,599	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 114
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 900

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.