

Ferris&Co



Monthly Rental Of £1,300.00 pcm
Holding deposit equivalent to 1 week's rent on application



23 Birchington Close
MAIDSTONE, ME14 5PF

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A well-presented two bedroom first floor maisonette situated in the popular residential area of Vinters Park, benefiting from modern accommodation and its own private garden. The property offers bright and well-proportioned accommodation comprising a spacious living room, modern fitted kitchen, two bedrooms and a modern bathroom with the added benefit of a separate shower unit. Externally, the property benefits from its own private garden, providing an attractive outside space for relaxing and entertaining – a particularly desirable feature for a maisonette.

Vinters Park is a popular and established residential area situated to the north-east of Maidstone town centre. The area is particularly convenient for those wanting easy access to the town while still enjoying a more residential setting. There are a variety of local shops, supermarkets and everyday amenities within easy reach, while Maidstone town centre offers an extensive selection of shops, restaurants, cafés, bars and leisure facilities. With its combination of local amenities, transport connections and access to both the M20 and M2 motorway networks.

For those who enjoy the outdoors, Vinters Valley Nature Reserve provides attractive woodland, open grassland and walking routes nearby. The surrounding area also offers a good choice of parks and green spaces.

Entrance

Stairs

White walls. Striped Grey carpet.

Landing

White painted walls. Wood laminate flooring. Radiator.

Lounge/Diner 17' 10" x 11' 5" (5.43m x 3.48m)

White painted walls. Wood laminate flooring. Radiator. Window facing front. Fitted wooden blind. Door leading to balcony.

Balcony

Kitchen 9' 10" x 7' 0" (2.99m x 2.13m)

White painted walls. Grey lino flooring. Range of high and low white gloss units. Fridge freezer. AEG electric oven. AEG gas hob. Extractor fan. Dishwasher. Beko washing machine. Sink with drainer. Mixer tap. Window facing rear. Wooden fitted blind. Worcester Boiler.

Bathroom 7' 8" x 6' 11" (2.34m x 2.11m)

Grey tiled floor. Tiled walls. Partly white painted walls. Bath with hot & cold tap. Low level W/C. Hand basin mixer tap. Window facing rear. Wooden fitted blind. Wall mounted mirror. Heated towel rail. Shower unit with glass screen. Mains powered shower.

Bedroom 2 11' 3" x 8' 1" (3.43m x 2.46m)

White painted walls. Wood laminate flooring. Window facing rear. Fitted blind. Radiator. Built in wardrobe.

Bedroom 1 13' 11" x 11' 4" (4.24m x 3.45m)

White painted walls. Wooden laminate flooring. Window facing front. Fitted blind. Radiator. Built in wardrobe.

Rear Garden

Astroturf. Patio area. Shed.

Garage on Bloc



Energy performance certificate (EPC)

23 Birchington Close
MAIDSTONE
ME14 5PF

Energy rating

C

Valid until:

19 September 2033

Certificate number:

2614-1264-1334-7991-1416

Property type

Top-floor flat

Total floor area

66 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		