

Ferris&Co



Monthly Rental Of £1,200.00 pcm
Holding deposit equivalent to 1 week's rent on application



37 Mckenzie Court
Maidstone, ME14 1JU

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Conveniently located 1st floor two bedroom apartment, a stones throw from the town centre and mainline railway station connected to London Victoria. Balcony overlooking the river Medway, en-suite to the principal bedroom, allocated parking, double glazed windows and thermostatically controlled electric heating are just a few of the many benefits.

This award winning development, located in this prestigious position in the centre of Maidstone overlooking the River Medway. The County town offers an excellent selection of amenities including two museums, theatre, county library, multi-screen cinema, excellent shopping facilities at Fremlins Walk. Walks along the tow path to the Millennium Park and two mainline railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE FIRST FLOOR

FLAT 37

HALLWAY

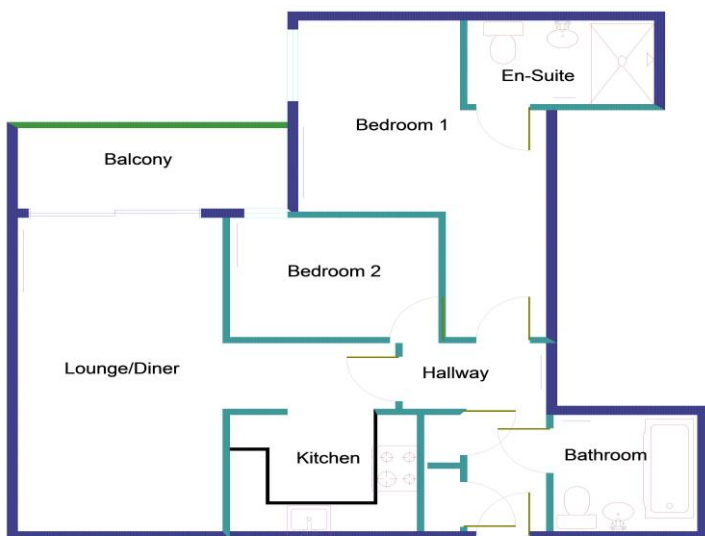
Two built-in cupboards one with water cylinder and shelving. Electric panel heater. Entry phone.

LOUNGE 17' 10" x 10' 0" (5.43m x 3.05m)

Sliding double glazed doors onto balcony overlooking river. Electric panel heater. Laminate flooring.

KITCHEN 8' 9" x 6' 6" (2.66m x 1.98m)

High and low level units with Shaker doors and complementing working surfaces. Electric oven and hob and concealed extractor hood. Tiled splashbacks. Stainless steel sink with one and half bowl and cupboards under.



Floor Area 757 sq' approximately

N.B Not to scale, for guidance only

Hotpoint fridge/freezer. Integrated Indesit washer dryer. Ceramic tiled floor. Extractor fan.

BEDROOM 1 11' 10" max x 11' 5" (3.60m x 3.48m)

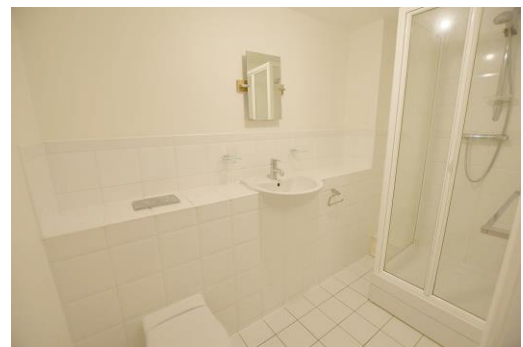
Floor to ceiling window to front with views over the River. Panel heater. Carpet. EN-SUITE : Shower cubicle with thermostatic controlled shower. Wall hung wash hand basin. Wall hung W.C. concealed cistern. Wall mounted Dimplex fan heater. Half-tiled walls. Ceramic tiled floor. Extractor fan.

BEDROOM 2 10' 7" x 6' 8" (3.22m x 2.03m)

Window to front with view over the River. Electric heater. Carpet.

BATHROOM

White panelled bath with mixer tap and hand shower. Tiled in bath area. Wall hung sink with mixer tap. Wall hung W.C. concealed cistern. Dimplex fan heater. Ceramic tiled floor. Extractor fan.



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road at the prison wall turn right a the traffic lights into Lower Boxley Road, follow the road at the roundabout take the second exit at the next roundabout take the first exit into Fair Meadow, McKenzie Court will be found a short distance along on the left hand side.

Energy performance certificate (EPC)

37, McKenzie Court
MAIDSTONE
ME14 1JU

Energy rating

B

Valid until 30 April 2023

Certificate number

0298-1049-7285-0877-8914

Property type

Mid-floor flat

Total floor area

54 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)