Ferris&Co



Monthly Rental Of £1,025 pcm
Holding deposit equivalent to 1 week's rent on application







Upper Flat, 1 Elsfield Cottages Ashford
Maidstone, ME17 1PA

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Unique opportunity to rent this first floor flat on the outskirts of the beautiful Hollingbourne area. The property backs onto rolling country hills that afford the resident stunning views from all angles and is accessible by external stairs. The bright and airy accommodation extends in all to just over 400 sq ft featuring a very spacious bedroom, a conveniently arranged kitchen, lounge and bathroom. Gas fired central heating.

KITCHEN *11' 1" x 6' 8" (3.38m x 2.03m)*
Tiled flooring. White kitchen worktops and cupboards. Stainless steel sink. Oven and 4 burner hob. Boiler.

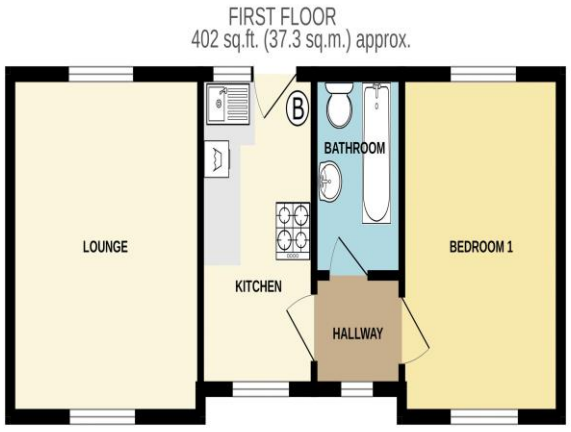
LOUNGE *11' 10" x 11' 2" (3.60m x 3.40m)*
Laminate flooring. Windows facing out to the front and rear of property.

BEDROOM 1 *15' 7" x 9' 3" (4.75m x 2.82m)*
Fully carpeted. Inbuilt cupboard. Windows facing out to front and rear of the property.

BATHROOM *7' 7" x 5' 0" (2.31m x 1.52m)*
Laminated flooring. Hand wash basin. Low level W.C. Wall to wall bath with thermostatic shower unit, with surrounding tiled walls. Frosted glass window.

HALLWAY *5' 6" x 2' 10" (1.68m x 0.86m)*

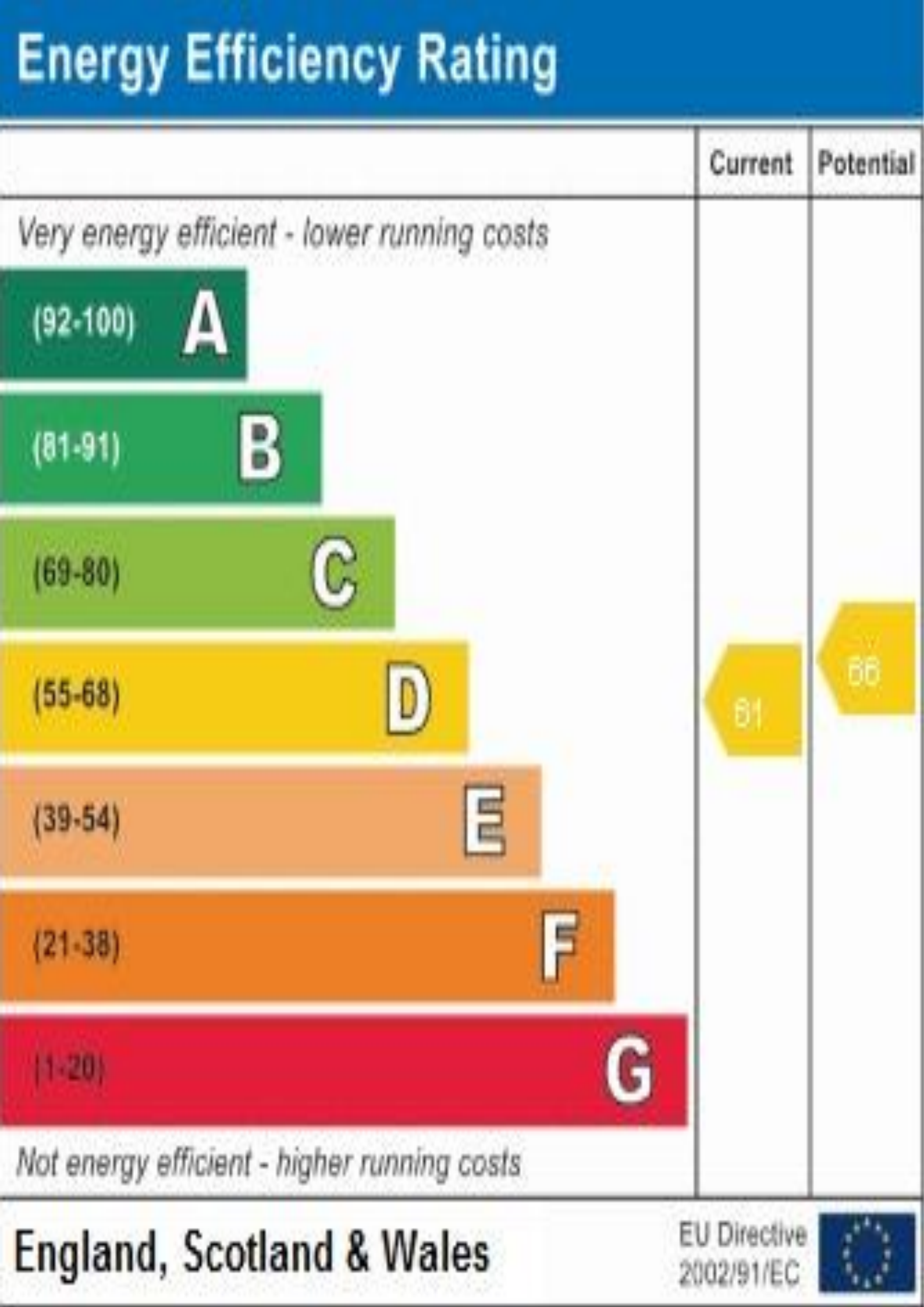




TOTAL FLOOR AREA : 402 sq.ft. (37.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
66
England, Scotland & Wales
EU Directive 2002/91/EC