Ferris&Co



Monthly Rental Of £1,450 pcm
Holding deposit equivalent to 1 week's rent on application







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Maidstone, ME19 4EQ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Rare opportunity to let this perfectly situated ideal two bedroom flat near the heart of the sought after Kings Hill area. The well planned accommodation is arranged on the first floor of the building, extending to in all to just over 700sq'. The property features two bedrooms, a family bathroom, spacious kitchen and a large lounge/diner. Gas fired central heating. Numbered allocated parking space.

HALLWAY *7' 2" x 16' 3" (2.18m x 4.95m)*
Hallway connecting the resident to all rooms of the property. Airing cupboard with hot water tank. Opposite small hallway cupboard with coat hooks. Radiator.

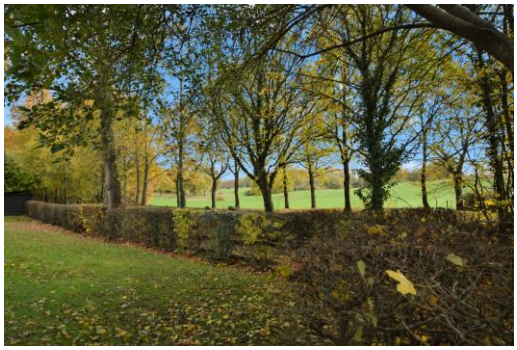
KITCHEN *9' 0" x 10' 4" (2.74m x 3.15m)*
Tiled flooring. Wooden kitchen units with stainless steel fittings. Laminate kitchen worktops. Stainless steel sink with integrated drainboard. 4 burner gas hob. Fridge/freezer. Oven. Washing machine. Windows overlooking the pleasant neighborhood. Worcester boiler providing gas central heating.

BEDROOM 1 *11' 0" x 11' 6" (3.35m x 3.50m)*
Laminate flooring. Juliet balcony with window doors. Integrated wardrobes. Radiator. En-suite featuring shower, low level W.C and hand wash basin.

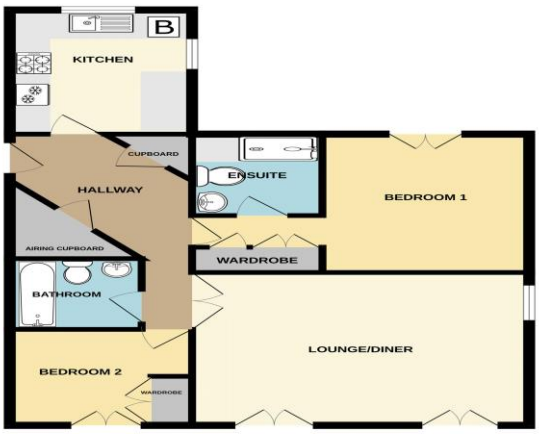
BEDROOM 2 *11' 6" x 8' 1" (3.50m x 2.46m)*
Carpeted. Integrated wardrobe. Juliet balcony with window doors. Radiator.

LOUNGE/DINER *16' 6" x 14' 9" (5.03m x 4.49m)*
Very spacious lounge diner with dual Juliet balconies, window doors. Carpeted. Decorative wall light. Window. Radiator x2.

BATHROOM *5' 6" x 7' 2" (1.68m x 2.18m)*
Wall to wall bath with thermostatic shower head. Low level W.C. Hand wash basin. Laminate flooring.



GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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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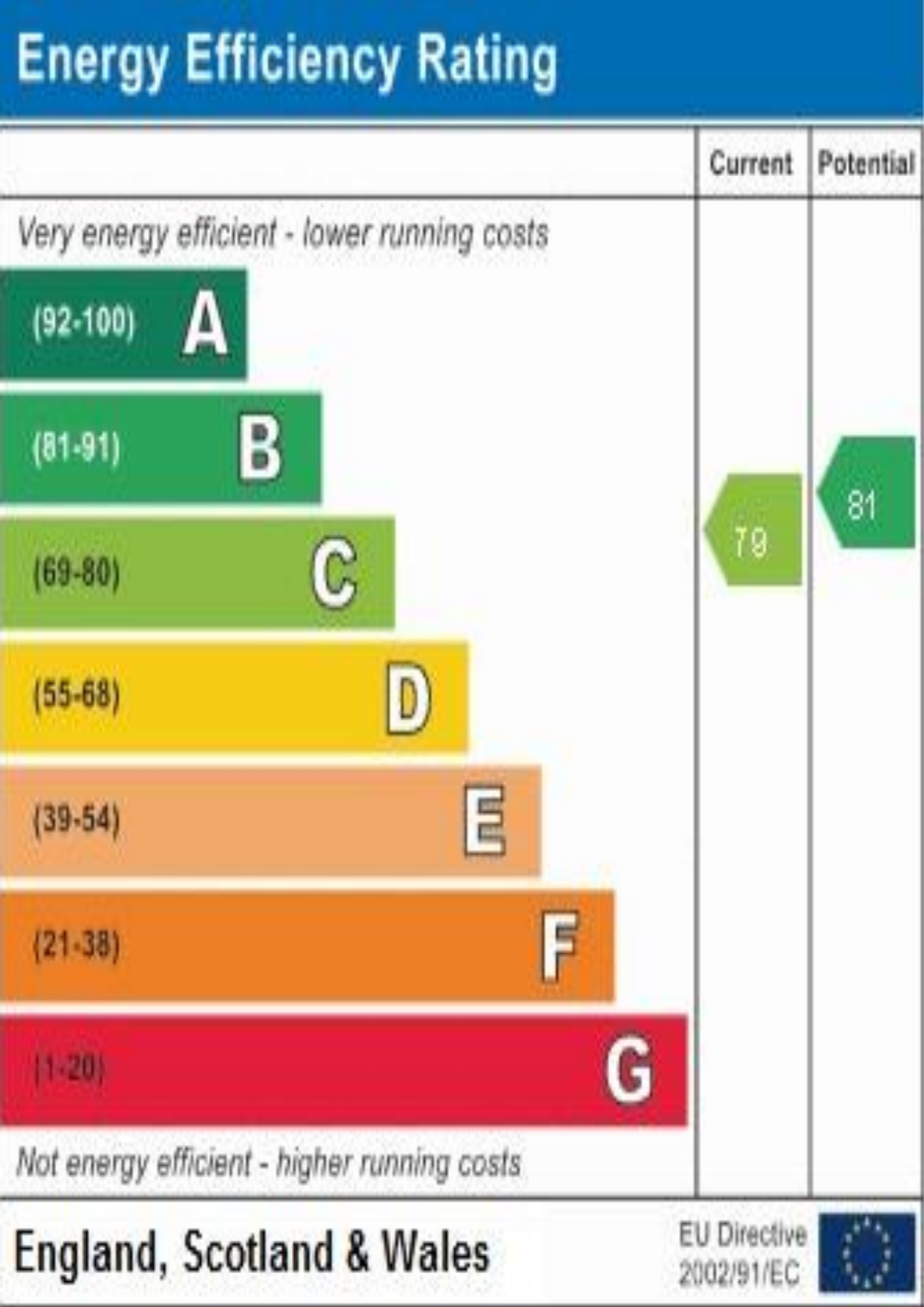
DIRECTIONS

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
79
81
England, Scotland & Wales
EU Directive 2002/91/EC