

# Ferris & Co



**Monthly Rental Of £1,100 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**Flat A 70 College Road**  
Maidstone, ME15 6SJ

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

A spacious light and airy 2nd floor apartment forming the upper floor of this imposing Edwardian town house with far reaching views in this tree lined road with off road parking. The apartment extends to just under 650sq' with many character features. With gas central heating, a well fitted kitchen, bathroom and spacious living room. Far reaching views.

Conveniently placed within half a mile of the town centre, with it's excellent selection of shops at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is a wide selection of schools and colleges in and around the town centre for all age groups.

## ON THE GROUND FLOOR

### ENTRANCE FOYER

Security entry phone. Beautiful tiled floor. Sweeping staircase to all floors.

## ON THE SECOND FLOOR

### FLAT A

### ENTRANCE HALL

Security entry phone.

**LOUNGE/DINING ROOM** 18' 5" x 14' 0" (MAX) (5.61m x 4.26m)

Window to front. Southern aspect. Cast iron fireplace. Double radiator. Recessed low voltage lighting.

**KITCHEN AREA** 8' 3" x 4' 0" (2.51m x 1.22m)

Fitted with units having white door and drawer fronts. Complementing working surfaces. 4 burner gas hob. Oven beneath. Stainless steel sink, integrated refrigerator and washing machine. Tiled splashback. Extractor hood. Worcester gas fired boiler supplying central heating and domestic hot water throughout.

**BEDROOM 1** 13' 10" x 10' 2" (4.21m x 3.10m)

Built in double wardrobe cupboard. Window to rear with distant views. Radiator.

**BEDROOM 2** 13' 10" x 17' 8" (4.21m x 5.38m)

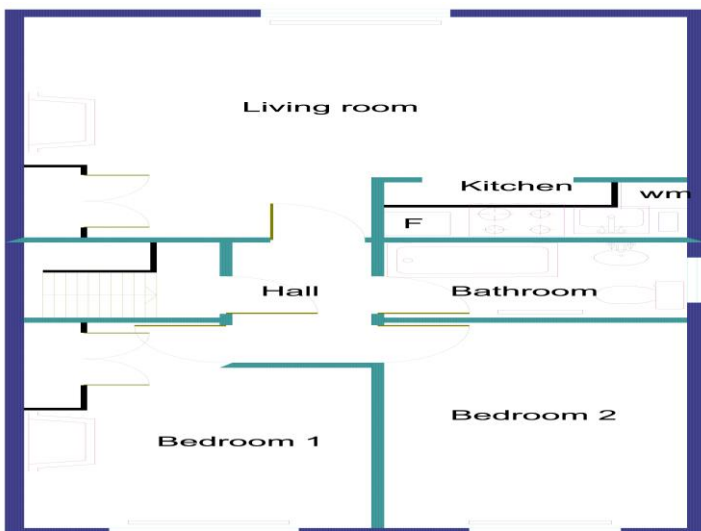
Window to rear. Radiator.

### BATHROOM

White suite, panelled bath. Mixer tap and shower attachment. Pedestal hand basin. Low level w.c. Ceramic tiled floor. Tiled splashback. Chromium plated heated towel rail.

### OUTSIDE

Allocated parking space to the front.



Floor area 647 sq' approximately.

N.B: Not to scale, for guidance only.



## DIRECTIONS

From Maidstone leave via Stone Street, proceeding in a southerly direction on the A229, bearing right at the one way system into Sheals Crescent. Follow the road, proceeding in a northerly direction back in towards Maidstone on Hayle Road, College Road will be found on the left hand side B2010, the property being a short distance along on the right.

