

Ferris & Co



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



12 Sweet Briar Court London road
Maidstone, ME16 0DR

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A well-presented two-bedroom apartment situated in the popular Sweet Briar Court development on London Road, offering convenient access to Maidstone town centre, transport links, and local amenities. The property features a bright and spacious living area, a fitted kitchen with integrated Fridge freezer, and two well-proportioned bedrooms. The principal bedroom benefits from a private ensuite shower room, while a separate main bathroom serves the rest of the apartment. Further benefits include an allocated parking bay, secure entry system, and well-maintained communal areas.

Sweet Briar Court is ideally positioned on London Road, one of Maidstone's most convenient and well-connected areas. The property offers easy access to Maidstone town centre, which provides a wide range of shops, restaurants, bars, and leisure facilities, including Fremlin Walk shopping centre. For commuters, the apartment is well served by excellent transport links. Maidstone West and Maidstone East stations are both within easy reach, offering regular services to London and surrounding areas. The M20 motorway is also just a short drive away, providing direct routes to London, Ashford, and the wider motorway network. There are also a number of local amenities nearby, including supermarkets, gyms, and cafes, as well as pleasant riverside walks along the River Medway. The area is well-regarded for its accessibility and convenience, making it a popular choice for professionals and commuters alike.

Entrance

Main front door to side of building

Second Floor Apartment 12

Hallway

Magnolia painted walls. Wood laminate flooring. Storage cupboard with clothes rail.

Lounge/Diner 24' 1" x 14' 6" (7.34m x 4.42m)

Intercom phone for front door entrance. Wooden blinds. Apple green painted walls to lounge area. Wood laminate flooring. Cream painted walls in lounge area. Wood laminate flooring.

Kitchen 10' 6" x 7' 8" (3.20m x 2.34m)

Range of high and low cream units. Mixed colour tiles. Tiled floor. Integrated fridge freezer. Cream one and half sink with drainer. Mixer tap. Window facing side. Electric Oven. Gas hob. Extractor fan. Free standing washing machine and dishwasher.

Bedroom 2 12' 3" x 7' 10" (3.73m x 2.39m)

Lemon painted walls. Green carpet. Window facing rear. Double radiator. Build in wardrobe.

Bedroom 1 15' 3" x 9' 0" (4.64m x 2.74m)

Light blue painted walls. Blue carpet. Window facing rear. Built in wardrobes. Double radiator.

En-suite 8' 1" x 4' 0" (2.46m x 1.22m)

Tiled walls in blue marble design. Shower unit with mains powered shower. Hand basin. Low level W/C. Heated towel rail. Corner cabinet with mirror. Wall mounted mirror with light above.

Bathroom 5' 7" x 7' 3" (1.70m x 2.21m)

Cream tiled walls. Bath with mixer tap and shower hose. Low level W/C. Hand basin. Wall mounted mirror with light above. Heated towel rail.

Communal Garden



DIRECTIONS



TOTAL FLOOR AREA: (731 sq.ft. approx.)
While every effort has been made to ensure the accuracy of the floor plan, the agent does not warrant its accuracy. The floor plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent is not responsible for any errors or omissions. The agent is not responsible for any damage to the property or any loss of any kind. The agent is not responsible for any injury to any person. The agent is not responsible for any death or personal injury. The agent is not responsible for any property damage. The agent is not responsible for any loss of any kind. The agent is not responsible for any injury to any person. The agent is not responsible for any death or personal injury. The agent is not responsible for any property damage. The agent is not responsible for any loss of any kind.

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 performance certificate (EPC)

Flat 12
Sweet Briar Court
80 London Road
MAIDSTONE
ME16 0DR

Energy rating
B

Valid until: 14 April 2036

Certificate number: 9277-3061-2204-5296-0204

Property type

Mid-floor flat

Total floor area

72 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 B. It has the potential to be B.

[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 | 81 B | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |