Ferris&Co



Monthly Rental Of £1050 pcm
Holding deposit equivalent to 1 week's rent on application







46 Willow Rise
Maidstone, ME15 8XR

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully presented ground floor flat with windows overlooking the rear garden enjoying a southern aspect creating a light and airy interior. Extending in all to in excess of 500 square feet with electric heating modern fitted kitchen and UPVC replacement double glazing. Delightfully complemented by a redecorated interior throughout.

The flat enjoys a quiet end of cul-de-sac location on the fringe of this sought after development adjacent to the Len Valley Nature Reserve, which in turn provide access to Mote Park, with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The Downswood development has it's own shopping parade with Madginford shopping parade nearby, all within walking distance, which provides for everyday needs together with community and medical centres. There are a host of countryside walks and bridle paths in the area. The nearby village of Bearsted has a wider selection of local amenities including butchers, bakers, delicatessen, paper shop, hairdressers, a number of popular village pubs and a picturesque village Green. The County town being some two miles distant offering a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

*GEORGIAN STYLE PANELLED INTERNAL DOORS WITH CHROME FURNITURE *

ENTRANCE FOYER

Security entry phone. Flat 46.

ENTRANCE HALL

Security entry phone. Modern consumer unit. Built-in linen cupboard with lagged copper cylinder and fitted immersion heater supplying domestic hot water throughout. Night storage heater.

BATHROOM

White suite, chromium plated fittings comprising :- Shaped panelled bath. Separate shower over. Pedestal hand basin. Low level W.C. Tiled splashback. Fully tiled around bath area with decorative border tile. Chromium plated heated towel rail. Vinyl flooring. Extractor fan.

BEDROOM *11' 6" x 10' 0" (3.50m x 3.05m)*

Panel heater with timer control. Window to side affording an eastern aspect. Fitted blind.

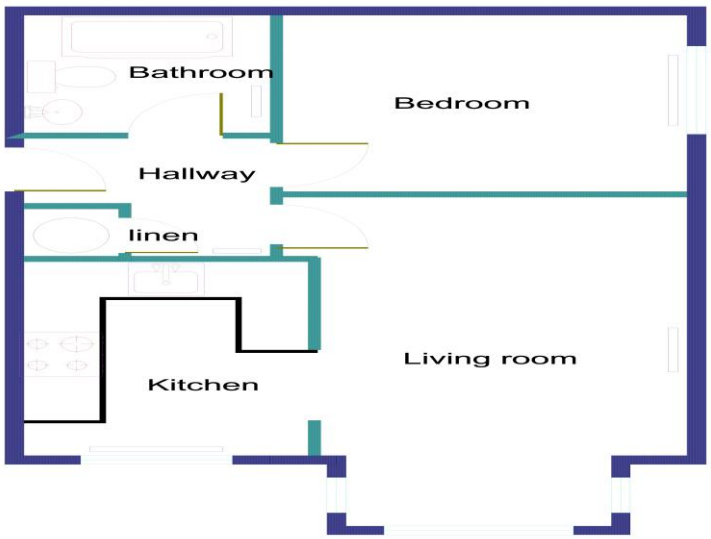
OPEN PLAN LIVING AREA *18' into bay x 17' 7" max (5.48m x 5.36m)*

KITCHEN AREA: (10'10" x 7'2") Comprehensively fitted with units having oak effect door and drawer fronts with stainless steel fittings. Granite effect working surfaces comprising :- Stainless steel sink unit, cupboards under. Range of high and low level cupboards with four burner Hotpoint hob with tiled splashback. Concealed extractor hood. Fan assisted oven beneath. All white goods are included. Tiled splashbacks. Panel heater. Window to rear affording a southern aspect and a delightful outlook. LOUNGE: (18' 0" x 11' 8") Night storage heater. Square bay window overlooking rear garden used as a DINING AREA enjoying a southern aspect. Delightful outlook. Night storage heater.

OUTSIDE

ALLOCATED PARKING SPACE to the rear of the building. COMMUNAL GARDENS : Surround the property, neatly laid to lawn, fully fenced, mature trees and shrubs





Floor area 510 sq' approximately.

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

DIRECTIONS

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road, turn right heading towards Maidstone, taking the second turning on the left into Spot Lane. Proceed through the traffic calming measures into Mallards Way, passing the lake on the left hand side. At the roundabout take the second exit into Deeringwood Drive, turning right just before the shops into Chiltern Close and Willow Rise will be found first turning on the left. The property will be found at the end of the cul-de-sac with an allocated parking area to the rear of the building.

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)

46, Willow Rise
Downswood
MAIDSTONE
ME15 8XR

Energy rating

C

Valid until

24 March 2029

Certificate number

2058-0057-7217-6631-5904

Property type

Ground-floor flat

Total floor area

43 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.