

Ferris&Co



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



8 Chestnut Place Thurnham Lane
Bearsted, ME14 4QZ

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A well-presented two-bedroom apartment located in the sought-after area of Bearsted. Situated on Thurnham Lane, this property offers comfortable modern living with excellent local amenities and transport links nearby. The apartment features a spacious lounge/diner, an ensuite bathroom to the main bedroom, and a separate shower room for added convenience. Both bedrooms are well-sized. Additional features include one allocated parking and well-maintained communal areas.

Situated on Thurnham Lane in the highly desirable village of Bearsted, this property benefits from a peaceful residential setting while being just a short distance from local amenities. Bearsted Green, village shops, cafés, and popular pubs are all close by, along with excellent primary and secondary schools. Bearsted train station is within easy reach, providing direct links to London and surrounding areas, and the M20 motorway is just a short drive away for convenient access to regional routes. The area is also well known for its countryside walks, including nearby Thurnham and the North Downs.

Entrance

First Floor Landing

Shower Room 6' 2" x 6' 11" (1.88m x 2.11m)

Mains shower. Glass shower unit. Hand basin. Low level W/C. Window facing rear. Radiator. Oak effect lino flooring.

Kitchen 9' 9" x 11' 8" (2.97m x 3.55m)

Oak effect worktop. Window facing rear. Radiator. Sink with mixer tap. Space for washing machine. Bosh extractor fan. Nef Gas hob. Belling Gas oven and grill. Oak laminate flooring. Worester Boiler.

Lounge/Diner 21' 10" x 9' 9" (6.65m x 2.97m)

Window facing front. Beige carpet. Cream walls.

Bedroom 2 15' 0" x 10' 2" (4.57m x 3.10m)

Window facing front and side. Radiator. Lilac painted walls. Purple carpet. Storage room.

Bedroom 1 14' 9" x 12' 1" (4.49m x 3.68m)

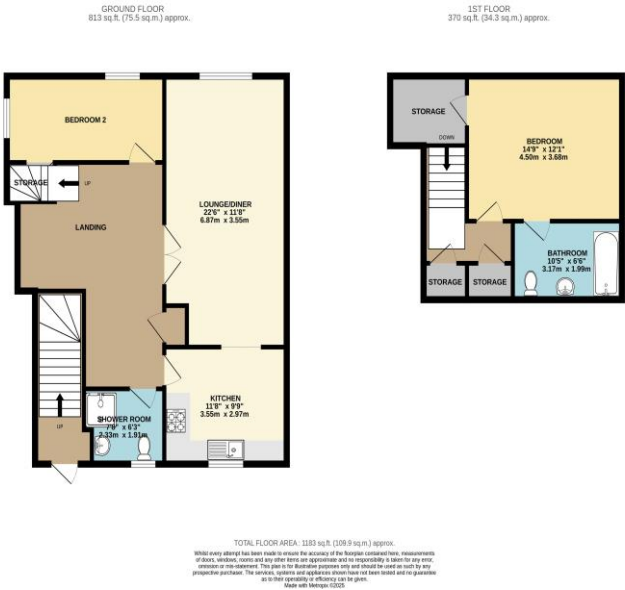
White painted walls. Red carpet. Window facing front. Door leading to en-suite bathroom/

En-suite 10' 8" x 6' 6" (3.25m x 1.98m)

White painted walls. Black and white tile effect lino flooring. Bath, Tap with shower hose. Hand basin. Low level W/C. Sky light facing rear.

Storage room 11' 0" x 9' 9" (3.35m x 2.97m)

Storage room off the master bedroom.



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 8 Chestnut Place
Thurnham Lane
Bearsted
MAIDSTONE
ME14 4QZ

Energy rating

C

Valid until:

22 May 2029

Certificate number:

2778-0037-6245-6321-0924

Property type

Top-floor maisonette

Total floor area

104 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 C. It has the potential to be C.

[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		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		