

Ferris&Co



Monthly Rental of £1400.00
Holding deposit equivalent to 1 week's rent on application



13a Lockwood
Maidstone, ME16 0NX

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Superb opportunity to let this semi detached family house located in this well established and sought after residential area within easy access of an excellent selection of local amenities, fitted to a good standard. Arranged on two floors extending in all to just under 800 square feet, with the added benefit of gas fired central heating by radiators and UPVC replacement double glazing

Situated in the popular Allington area of Maidstone with its excellent selection of local amenities including shops at the Mid Kent shopping centre within a quarter of a mile, together with infant and junior school, community centre and numerous walks along the river bank to the castle and lock. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside meters cupboard. Attractive entrance door.

ENTRANCE HALL

Radiator. Half glazed UPVC entrance door. Staircase to first floor.

CLOAKROOM

White low level suite. Hand basin. Window to front. Radiator.

OPEN PLAN LIVING ROOM 24' 0" x 15' 3" (7.31m x 4.64m)

Window to front. Radiator. The room incorporates a well fitted kitchen/breakfast room with a range of high and low level cupboards with working surfaces. Sink unit. Integrated hob and oven. Plumbing for automatic washing machine.

Space for fridge/freezer. Radiator. Understairs storage cupboard. Double casement doors overlooking rear garden.

ON THE FIRST FLOOR

LANDING

Decorative balustrade. Airing cupboard with radiator. Access to roof space.

BEDROOM 1 15' 2" x 8' 0" (4.62m x 2.44m)

Two windows to front affording a southern aspect. Two radiators.

BEDROOM 2 8' 7" x 8' 0" (2.61m x 2.44m)

Window to rear. Radiator.

BEDROOM 3 9' 6" x 6' 3" (2.89m x 1.90m)

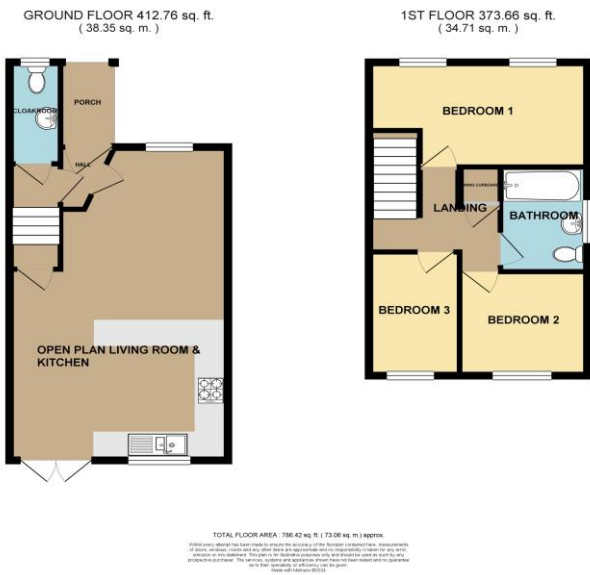
Window to rear. Radiator.

BATHROOM

White contemporary suite with chromium plated fittings, comprising: shaped panelled bath incorporating shower area with curved glass shower screen. Pedestal wash hand basin. Low level W.C. Window to side, western aspect. Radiator.

OUTSIDE

The rear garden extends to approximately 30ft. front garden with paved pathway. Side pedestrian access. Allocated parking, space for two vehicles close by.



Energy Performance Certificate

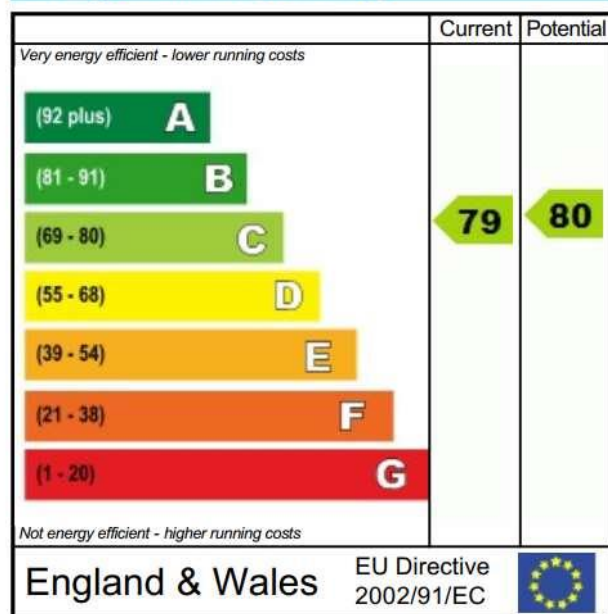


13a, Lockwood
MAIDSTONE
ME16 0NX

Dwelling type: Semi-detached house
Date of assessment: 07 September 2011
Date of certificate: 07 September 2011
Reference number: 8103-4938-9939-7306-2193
Type of assessment: SAP, new dwelling
Total floor area: 71 m²

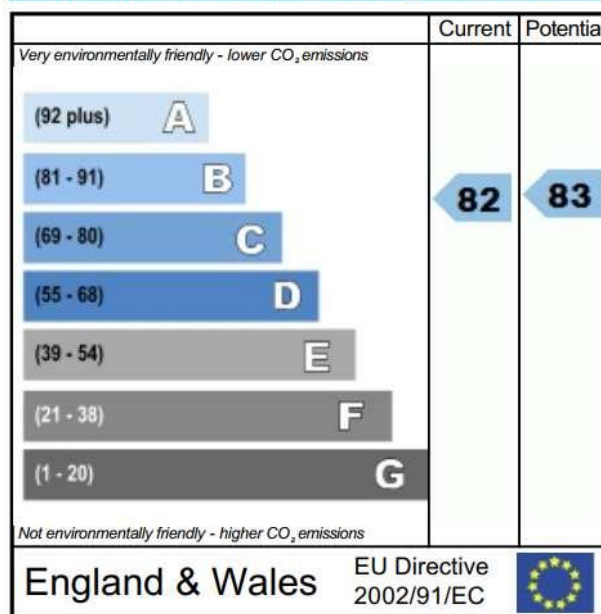
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	115 kWh/m ² per year	107 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£68 per year	£40 per year
Heating	£252 per year	£256 per year
Hot water	£81 per year	£81 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk