

Ferris&Co



Monthly Rental Of £1,600 pcm
Holding deposit equivalent to 1 week's rent on application



Flat 57 Claribel Court, Mill Wood
Maidstone, ME14 2FW

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A beautifully presented two-bedroom apartment situated within the sought-after Claribel Court development at Mill Wood, Maidstone, offering contemporary living, impressive views and the added benefit of one allocated parking bay. The accommodation is centred around a bright and spacious open-plan living, dining and kitchen area, creating an ideal space for both relaxing and entertaining. Doors lead directly onto the private balcony, where the elevated position provides wonderful far-reaching views across Maidstone and the surrounding area – a lovely spot to enjoy a morning coffee or unwind at the end of the day. The property offers two well-proportioned bedrooms, together with modern bathroom facilities and excellent natural light throughout.

Mill Wood forms part of the popular Springfield Park development and is well positioned for Maidstone town centre, Maidstone East and Maidstone Barracks railway stations, local amenities and riverside walks, as well as providing convenient access to the M20.

Claribel House

Outside

Communal grassed areas.

Entrance Lobby

Post boxes. Lift to all floors.

Apartment 57

Entrance

Lounge/ Kitchen 13' 6" x 20' 9" (4.11m x 6.32m)

Kitchen - White painted walls. Oak wood laminate flooring. Range of high and low grey units. Integrated washing machine. Integrated dishwasher. Sink & drainer with mixer

tap & Instant boiling water tap. Electric oven. Integrated fridge freezer. Electric hob with extractor fan.

Lounge - White painted walls. Oak wood laminate flooring. Large windows with Patio door leading to Balcony. Electric heater. Storage cupboard.

Family Bathroom 7' 2" x 6' 3" (2.18m x 1.90m)

White painted walls. Cream tiled floor and half walls. Heated towel rail. Wall - hung toilet with a concealed cistern. Sink with mixer tap. Wall mounted mirrored cabinet. Bath.

Bedroom 2 12' 7" x 9' 10" (3.83m x 2.99m)

White painted walls, Beige carpet. Large window with fitted blinds. Electric heater.

Bedroom 1 15' 2" x 9' 3" (4.62m x 2.82m)

White painted walls. Beige carpet. Large window with fitted blinds. Electric heater. Door leading to dressing room/ wardrobe with an electric heater. Door leading to En-suite.

En-suite

White painted walls. Cream tiled to floor and round shower. Wall- hung toilet with a concealed cistern. Sink with mixer tap. Glass shower screen, with over head shower and hose.

Parking

One allocated parking bay.



DIRECTIONS

Energy performance certificate (EPC)

Flat 57
Claribel Court
Mill Wood
Maidstone
ME14 2FW

Energy rating

B

Valid until:

30 March 2033

Certificate number:

2137-6137-6000-0619-4272

Property type

Mid-floor flat

Total floor area

76 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		