Ferris&Co



Monthly Rental Of £1,350 pcm
Holding deposit equivalent to 1 week's rent on application







12 Flume End
Maidstone, ME15 6FW

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Well presented mid-terrace with two allocated parking spaces. Within 100m of the river bank and tow path. Quiet cul-de-sac position. Well fitted kitchen and bathroom. UPVC double glazed windows. 560sq' over two floors.

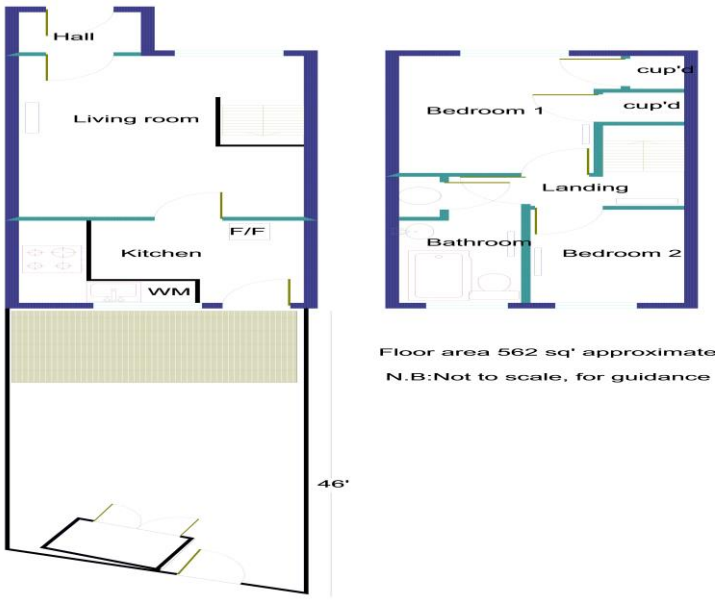
Located in this well established and popular residential position within easy access of a good selection of local amenities which include a recently opened infant and junior school, shops, children's play areas and access onto the tow path which in turn provides access to the Millennium Park and amphitheatre. The town centre is approximately one mile distant and offers an excellent selection of amenities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a selection of schools and colleges. The M20/M2M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

ENTRANCE PORCH
Partly glazed UPVC entrance door. Outside light. Door to:

LIVING ROOM *14' 7" x 11' 0" (4.44m x 3.35m)*
Open tread staircase to first floor. Window to front. Fitted blinds. Night storage heater.

KITCHEN *11' 0" x 8' 0" (3.35m x 2.44m)*
Well fitted with units having white door and drawer fronts with pewter fittings and grey granite effect working surfaces. Stainless steel sink with mixer tap. 4 burner electric hob. Oven beneath. Plumbing for automatic washing machine. Fridge freezer. Vinyl flooring. Window and glazed door overlooking rear garden. Tiled splashbacks.



Floor area 562 sq' approximate
N.B:Not to scale, for guidance

ON THE FIRST FLOOR

LANDING
Night storage heater.

BEDROOM 1 *11' 4" x 8' 9" (3.45m x 2.66m)*
Two built in storage cupboards. Panel heater. Window to front.

BEDROOM 2 *8' 0" x 6' 0" (2.44m x 1.83m)*
Window to rear. Radiator.

BATHROOM
White suite. Shaped panelled bath. Mixer tap and shower attachment. Pedestal hand basin. Low level W.C. Vinyl flooring. Heated towel rail. Built in linen cupboard.

OUTSIDE
Front garden laid to lawn Rear garden extends to 46'. Fully fenced with paved patio area adjacent to house. Timber shed. Allocated parking area close by. Space for 2 vehicles.



DIRECTIONS

From Maidstone leave via Stone Street a continuation of which is the Loose Road, turning right into the one way system at Sheals crescent. Take the second turning on the left into Old Tovil Road, a continuation of which is Tovil Road. Take the second turning on the right into Church Road. Take the third turning on the right into Launder Way, at the roundabout take the first exit into Bridge Mill Way and then take the 3rd turning on the right into Flume End.

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.