

Ferris&Co



Monthly Rental Of £1100 pcm
Holding deposit equivalent to 1 week's rent on application



200 Boxley Road
Maidstone, ME14 2HG

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to let this ground floor maisonette located in the heart of Penenden Heath within 50 yards of The Heath itself. The well planned accommodation is arranged on one floor and extends in all to just under 750 square feet, with the added benefit of gas fired central heating by radiators and UPVC replacement double glazing. The light and airy accommodation backs east and fronts west. The maisonette is let with no garden and on street parking.

Penenden Heath offers a good selection of local amenities including shops providing for everyday needs, recreational facilities on The Heath including Tennis, Bowls together with numerous countryside walks, childrens play area and pre school. Educationally the area is well served with the local Sandling School being within a 1/4 of mile catering for infants and juniors. Maidstone town centre is some one mile distant and may be accessed by regular bus services from The Boxley Road. The County Town offers excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and 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.

L-SHAPED ENTRANCE HALL 16' 0" x 16' 0" (Max) (4.87m x 4.87m)

Two built-in storage cupboards. Hardwood entrance door. Outside light. Radiator. Wood block flooring.

CLOAKROOM

White suite. Low level W.C. Pedestal wash hand basin.

SHOWER ROOM

Shower cubicle. Wash hand basin. Window to side. Tiled splashbacks. Radiator.

LIVING ROOM 16' 4" x 11' 0" (4.97m x 3.35m)

Fireplace. Bay window to front affording a pleasant open outlook, western outlook. Double radiator.

KITCHEN

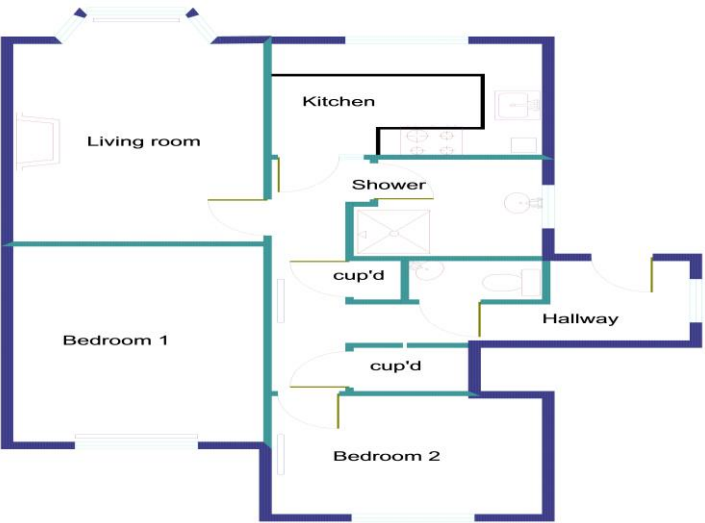
Fitted with units comprising: 1 1/2 bowl stainless steel sink unit, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob with oven beneath, Plumbing for automatic washing machine. Space for fridge and freezer. Double aspect windows with fitted blinds. Wall mounted gas fired boiler supplying central heating and domestic hot water throughout. Vinyl flooring. Tiled splashbacks.

BEDROOM 1 13' 10" x 10' 10" (4.21m x 3.30m)

Window to rear, eastern aspect. Radiator.

BEDROOM 2 11' 3" x 9' 2" (3.43m x 2.79m)

Radiator. Window overlooking rear, eastern aspect.



Floor area 742' approximately.

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



DIRECTIONS

The property will be found adjacent to the parade of shops on the Boxley Road.

Energy Performance Certificate



200, Boxley Road, Penenden Heath, MAIDSTONE, ME14 2HG

Dwelling type: Ground-floor maisonette

Date of assessment: 26 March 2015

Date of certificate: 26 March 2015

Reference number: 2168-9033-7237-3145-4900

Type of assessment: RdSAP, existing dwelling

Total floor area: 97 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,460
Over 3 years you could save	£ 519

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	
Heating	£ 1,767 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 339 over 3 years	£ 342 over 3 years	
Totals	£ 2,460	£ 1,941	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 69	Potential 75
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.		

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 255
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3 Low energy lighting for all fixed outlets	£35	£ 156

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.