

Ferris & Co



Monthly Rental Of £1,200 pcm
Holding deposit equivalent to 1 week's rent on application



10 Birchington Close
Maidstone, ME14 5PF

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Nicely presented and much improved first floor maisonette. The majority of the accommodation is arranged on one floor and extends in all to 765 square feet with new gas fired central heating, south facing balcony, rear garden and garage. Originally built in the 1960's by Taylor Woodrow. The accommodation extends in all to 765 square feet with gas fired central heating, UPVC framed double glazing and cavity wall insulation.

Located in this well established, cul-de-sac on the popular Vinters Park development. Occupying a quiet cul-de-sac position on the sought after Vinters Park development, with it's good selection of local amenities which include shops providing for everyday needs, community centre with pre-school and the adjacent Vinters Valley Nature Reserve with it's 8 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta Schools catering for infants, juniors and seniors. The town centre is some 3/4 mile distant and offers a more comprehensive selection of amenities including a wide selection of shops, schools and colleges for older children, two museums, theatre, County library and two stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

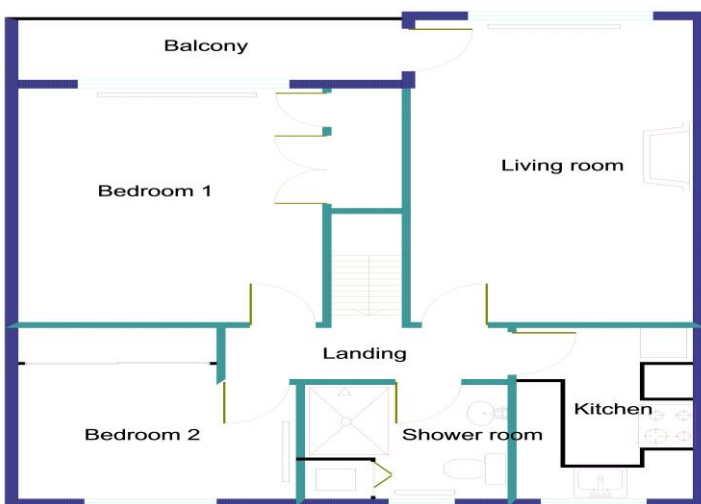
ON THE GROUND FLOOR

GLAZED ENTRANCE DOOR

With staircase to first floor.

LANDING

ON THE FIRST FLOOR



Floor area 765 sq' approximately.

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

LIVING ROOM 18' 0" x 11' 4" (5.48m x 3.45m)

Ornamental stone fireplace. Double radiator. Picture window to front affording a southern aspect. Double glazed casement door to balcony enjoying a southern aspect with iron railings.

KITCHEN 10' 2" x 7' 0" (3.10m x 2.13m)

Fitted with units having woodgrain effect working surfaces comprising :- One and half bowl stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating Halogen four burner cooker, oven and grill beneath, extractor hood above. LEC fridge/freezer. Hotpoint washing machine. Vinyl flooring. Tiled splashbacks. Window to rear with fitted blind. Tiled splashback.

BEDROOM 1 14' 0" x 11' 6" (4.26m x 3.50m)

Picture window to front affording a southern aspect, one double, one single built-in wardrobe cupboard. Radiator.

BEDROOM 2 11' 4" x 8' + (3.45m x 2.44m)

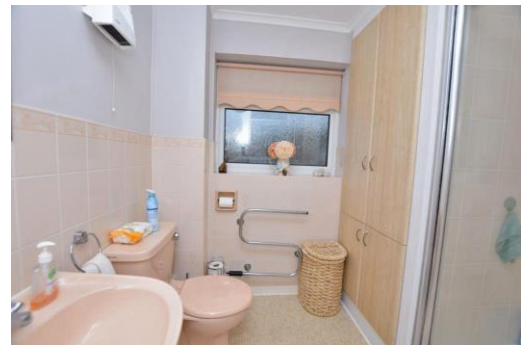
Double built-in wardrobe cupboard with floor to ceiling sliding doors. radiator. Window to rear.

SHOWER ROOM

Twin shower cubicle with thermostatic mixer tap. Pedestal hand basin. Low level W.C. Chromium plated heated towel rail. Window to rear. Half-tiled walls. Fan heater. Double built-in cupboard housing Worcester wall mounted gas fired combination boiler supplying central heating and domestic hot water throughout.

OUTSIDE

There is an area of garden to the rear measuring 20' x 40' well stocked with shrubs. Also a balcony. GARAGE in block close by with up and over entry door.



DIRECTIONS

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road. At the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, taking the first turning on the left into Hampton Road, fifth turning on the right into Alkham Road and Birchington Close will be found fourth turning on the right. The property being a short distance along on the right as indicated by our sign board.

Energy Performance Certificate

10, Birchington Close, MAIDSTONE, ME14 5PF

Dwelling type: Top-floor maisonette
Date of assessment: 11 October 2016
Date of certificate: 11 October 2016

Reference number: 8526-7220-1009-1979-4996
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

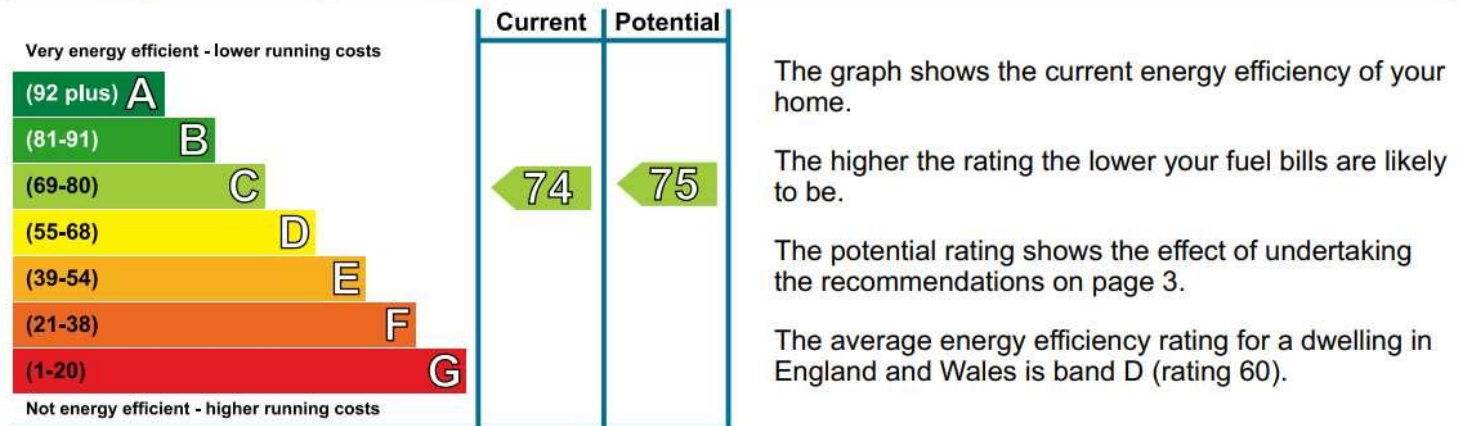
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,578
Over 3 years you could save	£ 111

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 1,131 over 3 years	£ 1,020 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 1,578	£ 1,467	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 111	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.