

# Ferris & Co



**Monthly Rental Of £1,350.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**16 Halsted Walk Allington**  
Maidstone , ME16 0PN

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Superb opportunity to let this mid-terraced house, occupying a quiet cul-de-sac on the fringe of this sought after development backing onto parkland. Beautifully fitted and decorated, arranged on two floors extending in all to just under 700 square feet.

The accommodation is well decorated throughout extending in all to just under 700 square feet, with the added benefit of gas fired central heating by radiators and UPVC framed double glazing. The property comprises of approximate room measurements as follows

Allington itself has an excellent selection of local amenities which include Mid-Kent shopping centre with Waitrose supermarket, Community centre, municipal playing fields. Allington Castle located on the banks of the River Medway and the weir and lock gates. Highly regarded local infant and junior school. Maidstone town centre is some one and half miles distant, offering a more comprehensive selection of amenities including schools for older children, two museums, theatre, County library, multi-screen cinema and two railway 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

UPVC Entrance door and glazed side panel.

#### LIVING ROOM 14' 2" x 11' 0" (4.31m x 3.35m)

UPVC picture window to front affording a southern aspect. Radiator. Staircase to first floor.

#### OPEN PLAN KITCHEN/DINING ROOM 14' 2" x 10' 10" (4.31m x 3.30m)

Comprehensively fitted with units having maple wood effect door and drawer fronts with granite effect working surfaces comprising :- Twin bowl sink. Four burner electric hob, oven. Bosch dishwasher. Whirlpool washing machine. Cupboard housing Ideal gas fired boiler supplying centra. heating and domestic hot water throughout. Ceramic tiled floor. Radiator. Two windows overlooking rear garden. Glazed door to garden.

### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 11' 0" x 10' 10" (3.35m x 3.30m)

Picture window to front affording a southern aspect. Radiator. Overstairs storage cupboard.

#### BEDROOM 2 11' 0" x 8' 0" (3.35m x 2.44m)

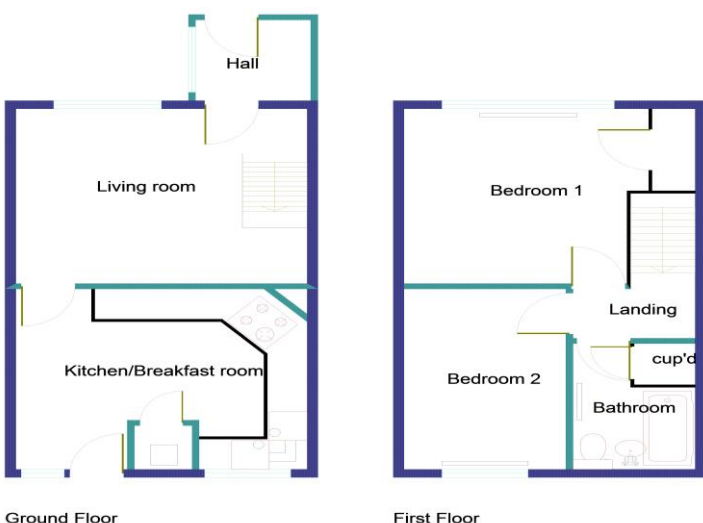
Window overlooking rear garden, views over playing fields. Radiator.

#### BATHROOM

White suite :- Panelled bath, shower over. Pedestal wash hand basin. Low level W.C. Radiator.

#### OUTSIDE

30ft REAR GARDEN . Paved patio area adjacent to house. Lawn. Garage in block close by.



Floor area 698 sq' approximately.

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



### DIRECTIONS

From Maidstone leave via the Tonbridge Road, A26, taking the first turning on the right in Terrace Road, bearing left onto the London Road, at the fourth set of traffic lights adjacent to the Petrol Station turn right into Castle Road. Taking the second turning on the left into Hildenborough Crescent, turning second right into Chilham Road and Halstead Walk will be found at the end of the road. The property being a short distance along as indicated by our sign board.

# Energy performance certificate (EPC)

16 Halstead Walk  
MAIDSTONE  
ME16 0PN

Energy rating

C

Valid until: 26 June 2035

Certificate number: 3435-6126-3500-0873-2226

Property type: Mid-terrace house

Total floor area: 57 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 C. It has the potential to be C.

[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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		