

Ferris & Co



£1150 pcm

Holding deposit equivalent to 1 week's rent on application



23 Albion House Wharfdale Square
Maidstone, ME15 6BF

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Ferris & Co are pleased to present this well-proportioned two-bedroom apartment situated in the popular Albion House development in Tovil. The property offers a spacious and bright open-plan living and dining area, providing an ideal space for both relaxing and entertaining. There are two good-sized bedrooms, including a generous principal bedroom, along with a contemporary family bathroom finished to a good standard. Albion House is conveniently located with easy access to Maidstone town centre, local amenities, transport links and scenic riverside walks, making it ideal for professionals or a small family.

Located in this sought after and popular residential position on the south western outskirts of the town. With a selection of local shops and supermarkets providing for everyday needs with recently opened Archbishop Courtneys primary school. The town centre is some 1/2 a mile distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children, two museums, county library, multi-screen cinema, excellent shopping facilities at The Mall and Fremlins Walk. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Main Entrance

Communal door. Stairs leading to the second floor.

Apartment 23

Entrance Hallway

Front door, Cream painted walls. Grey fitted carpet.

Bathroom 6' 3" x 6' 8" (1.90m x 2.03m)

Cream painted walls. Part tiled walls. Tiled flooring. Heated towel rail. Hand basin with mixer tap. Wall mounted mirror. Glass shelve. Low level W/C. Bath with mixer tap. Mains

powdered shower with hose. Glass shower screen. Doors leading to hallway and Bedroom 1.

Bedroom 1 16' 6" x 9' 8" (5.03m x 2.94m)

Cream painted walls. Grey fitted carpet. Built in wardrobe. Window facing front. Electric heater.

Bedroom 2 11' 3" x 7' 3" (3.43m x 2.21m)

Cream painted walls. Grey fitted carpet. Window facing front. Electric heater.

Lounge/Diner 13' 9" x 10' 7" (4.19m x 3.22m)

Cream painted walls. Grey fitted carpet. Storage cupboard. Airing cupboard. Window facing front. Window facing side. Patio door Juliet balcony. Electric heater.

Kitchen 10' 3" x 6' 5" (3.12m x 1.95m)

Wood effect worktops. Grey flooring. Matt cream units. Integrated fridge freezer. Logik oven, Electric hob. Extractor fan. Sink & drainer with mixer tap. Free Standing washing machine and dishwasher.

Allocated parking bay

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, the Seller does not warrant the accuracy of the floor plan. The Buyer is 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.
Map with Metropac (2020)



DIRECTIONS

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.

Energy performance certificate (EPC)

23 Albion House
Wharfdale Square
MAIDSTONE
ME15 6BF

Energy rating

C

Valid until:

19 November 2033

Certificate number:

2113-1042-6341-9710-1544

Property type

Top-floor flat

Total floor area

55 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 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		