

# Ferris & Co



**Monthly Rental Of £800.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**82A Hardy Street**  
Maidstone, ME14 2SJ

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

**\*AVAILABLE JULY\*** Delightfully presented and just decorated throughout lower ground floor one bedroom apartment. Forming the lower portion of this attractive ragstone, bay fronted Victorian terrace. Steps lead down to the apartment with original iron railings with a useful storage area, the accommodation comprises of well fitted kitchen, living room and en-suite shower to the bedroom, night storage heating, double glazed windows, extending in all to just under 300sq feet.

The M20, A20 M2, M25 AND M26 motorways are within easy access.

## ON THE GROUND FLOOR

External staircase with iron railings leading down to lower ground floor courtyard, understair storage area

### KITCHEN/LIVING ROOM 14' 0" x 12' 6" (4.26m x 3.81m)

Well fitted with units having high gloss door and drawer fronts with stainless steel fittings and complimenting woodgrain effect working surfaces comprising; stainless steel sink unit with mixer tap, cupboards under, range of high and low level cupboards incorporating four burner electric hob with oven beneath and chimney style stainless steel extractor hood above, low level meter cupboard, panel heater, vinyl flooring, bay window to front, recess low voltage lighting, glazed door to bedroom

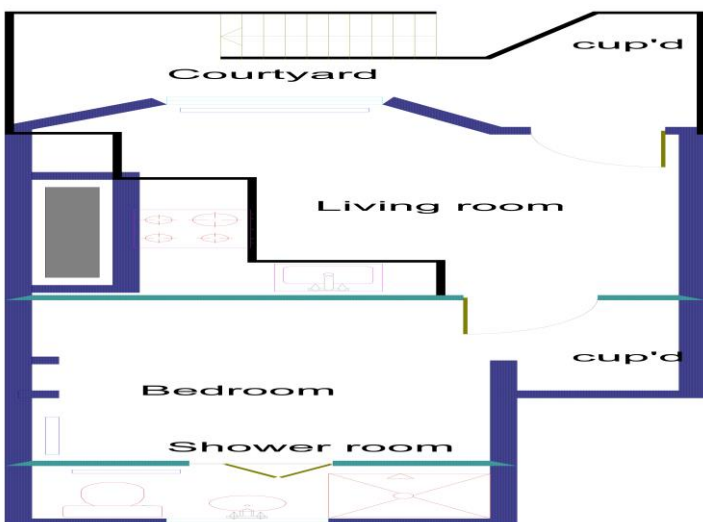
### BEDROOM 11' 4" x 9' 10" (3.45m x 2.99m)

Recess fireplace, electric panel heater, recess low voltage lighting, deep understair storage area, folding door to shower room

### SHOWER ROOM

Well fitted white suite with chromium plated fittings comprising; shower cubicle with folding glass door, electric shower unit, pedestal hand basin with mixer tap, low level WC, fully tiled walls with decorative border tile, extractor fan,

window to rear, chromium plated heated towel rail, vinyl flooring



Floor area 328 sq' approximatel;  
N.B;Not to scale, for guidance o



## DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the 5th turning on the right into John Street adjacent to the Dog & Gun public house, Hardy Street will be found first turning on the left the property being immediately on the left.

82a Hardy Street, MAIDSTONE, ME14 2SJ

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 18 July 2016  
**Date of certificate:** 20 July 2016

**Reference number:** 0644-2868-7939-9196-7055  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 29 m<sup>2</sup>

## Use this document to:

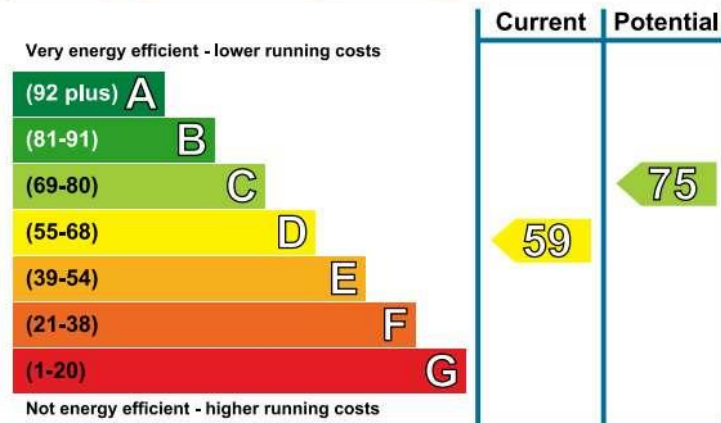
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,713</b>
<b>Over 3 years you could save</b>	<b>£ 663</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 78 over 3 years	
Heating	£ 1,173 over 3 years	£ 525 over 3 years	
Hot Water	£ 402 over 3 years	£ 447 over 3 years	
<b>Totals</b>	<b>£ 1,713</b>	<b>£ 1,050</b>	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 132
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 Low energy lighting for all fixed outlets	£20	£ 42

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.