

# Ferris&Co



**Monthly Rental Of £1,250.00 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 shelf. 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



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the plan.  
Made with Metaplan 10/20/20

# Energy performance certificate (EPC)

23 Albion House Wharfdale Square MAIDSTONE ME15 6BF	Energy rating <b>C</b>	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		