



**Monthly Rental Of £1,250.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**23 Albion House Wharfside 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



# 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

