

# Ferris&Co



**Monthly Rental Of £1,225.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**32 Walmer Court Wheeler Street**  
Maidstone, ME14 1TY

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ



DESCRIPTION

Fantastic opportunity to rent this newly redecorated, deceptively spacious, light and airy first floor two bedroom flat. The property is ideally located close to the town centre, local schools and also train stations that connect you to London. The accommodation has been recarpeted and repainted. Featuring a modern kitchen with integrated appliances, 20' x 16' lounge dining room with balcony enjoying a southern aspect, two double bedrooms and family bathroom. Parking available close by with permit. Extending over one floor to 800sq'. Benefitting from gas fired central heating and UPVC double glazed windows.

The property is conveniently positioned on the favoured northern side of the town within a 1/4 of a mile of the town centre. There is a local supermarket and excellent educational facilities at Northborough and St Pauls and Eastborough with a wider range of schools and colleges for older children in and around the town centre. Maidstone offers an excellent selection of facilities including shopping at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/A20/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

Communal exterior staircase to first floor landing.

ON THE FIRST FLOOR

HALLWAY

KITCHEN 15' 0" x 7' 8" (4.57m x 2.34m)

Well fitted with walnut effect door and drawer fronts with complementing granite effect working surfaces. 6 burner Range cooker. Splashback. Glass and stainless steel

extractor hood above. Mosaic tiled splashbacks. Porcelain tiled floor. Extending spice drawers. Cupboard housing gas fired boiler supplying central heating and domestic hot water throughout. Breakfast bar. Window to side.

LOUNGE/DINER 20' 5" x 16' 0" (narrowing to 7'10 in dining area) (6.22m x 4.87m)

LOUNGE Double radiator. Window and door to balcony affording a southern aspect. Brand new plush grey carpets. DINING AREA Raised floor. Built in storage cupboard. Brand new plush grey carpets.

INNER HALLWAY

BEDROOM 1 14' 0" x 11' 0" (4.26m x 3.35m)

Picture window to front affording a southern aspect. Radiator. Brand new plush grey carpets.

BEDROOM 2 11' 0" x 9' 0" plus extensive range of built in wardrobe cupboards (3.35m x 2.74m)

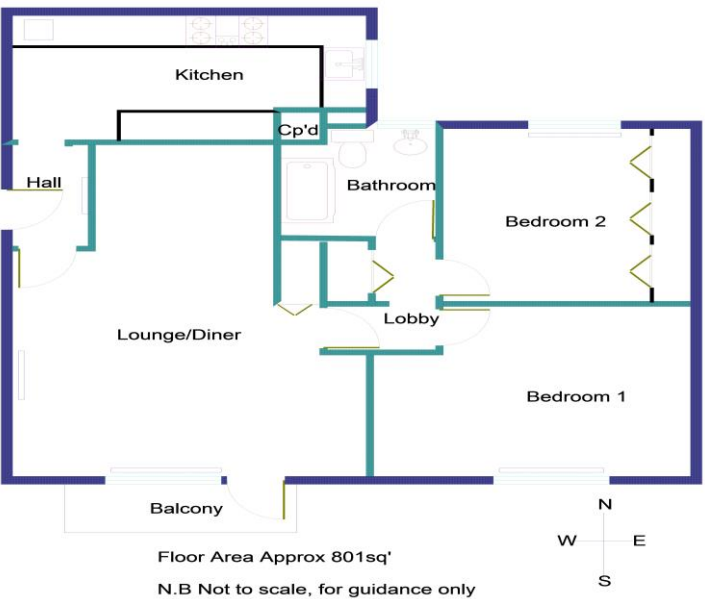
Window to front. Radiator. Integrated bedroom wardrobes. Brand new plush grey carpets.

BATHROOM

White suite. Panelled bath. Chromium mixer tap. Pedestal hand basin. Low level W.C. Chromium plated heated towel rail. Tiled splashbacks. Newly fitted grey wood effect vinyl flooring.

OUTSIDE

Communal Gardens.



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road, at the end of the road and at the prison wall turn left into Well Road, passing through the traffic lights taking the first turning on the right into Wheeler Street.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

