

Ferris&Co



£1125 pcm – ALL BILLS INCLUDED
Holding deposit equivalent to 1 week's rent on application



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Maidstone , ME17 1PA

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Fantastic opportunity to rent this newly redecorated stunning ground floor one bedroom flat. The accommodation extends in all to around 262 sq ft and boasts a redecorated modern standard bathroom with bath and shower. Kitchen with garden. Rear enclosed garden and parking included.

BEDROOM/LIVING ROOM/DINING ROOM 18' 4" x 11' 6" (5.58m x 3.50m)

Spacious open plan bedroom and living room. Grey wood effect laminate flooring. Windows to front of property looking out to communal garden area.

BATHROOM 5' 7" x 6' 2" (1.70m x 1.88m)

Wall to wall bath with overhead thermostatic shower. Low level W.C. Hand wash basin. Vinyl flooring. Heated towel radiator. Frosted glass window.

KITCHEN 11' 9" x 7' 3" (3.58m x 2.21m)

Freestanding oven and hob. Stainless steel sinks. Freestanding fridge/freezer. Window.

GARDEN

Enclosed garden space. Astroturf and pebbles. Gate to car park.



GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 262 sq.ft. (24.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

