

Ferris&Co



£795 pcm

Holding deposit equivalent to 1 week's rent on application



Flat 2, 223 Boxley Road
Maidstone, ME14 2BH

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

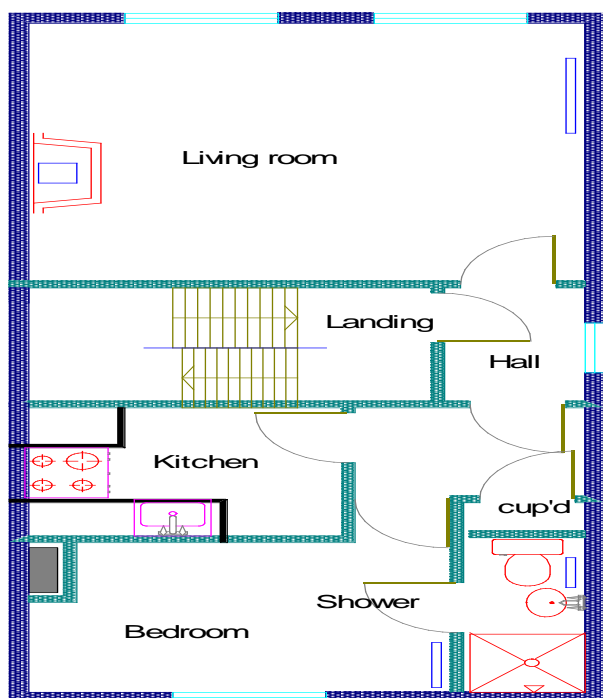
Light and airy first floor apartment. Forming part of this Victoria conversion with an attractive communal garden to the rear. New carpets and well presented throughout with UPVC double glazed windows, timer controlled electric radiators arranged on one floor extending to 534sq'. Located in this well established and convenient residential position on the favoured northern outskirts of the town within 1/2 mile of the centre.

Located on the outskirts of Penenden Heath with its excellent local shops, recreational facilities including tennis and bowls together with numerous countryside walks, childrens play area and pre school. Educationally, the area is well served with the local Sandling school within 300 meters catering for infants and juniors with a wider selection of schools and colleges for older children in and around the town centre. Maidstone offers excellent shopping facilities at the The Mall and Fremlins Walk, two museums, theatre, county library and two railway stations connected to London. To the east of the town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 & M26 motorways are all close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

Security entry phone. Stair case to first floor landing.



Floor area 534 sq' approximately.

N.N; Not to scale, for guidance only.

ON THE FIRST FLOOR

ENTRANCE HALL

Window to side affording a southern aspect. Built in storage cupboard.

LOUNGE 15' 0" x 14' 0" (4.57m x 4.26m)

Fireplace recess with fitted electric fire. Fireside shelving. Two thermostatically controlled radiators. Two windows to front with fitted blinds.

KITCHEN 8' 7" x 5' 7" (2.61m x 1.70m)

Fitted with a new range of units with complementing working surfaces. Stainless steel sink. Plumbing for automatic washing machine. Space for fridge freezer. Electric cooker with oven and grill. Extractor hood above. Vinyl flooring. Tiled splashbacks.

BEDROOM 11' 6" x 8' 0" (3.50m x 2.44m)

Window overlooking rear garden with blind. Thermostatically controlled radiator.

EN-SUITE SHOWER ROOM

White suite. Shower with folding glass door. Wash hand basin. Mosaic tiled splashback. Chromium plated heated towel rail. Low level W.C.

OUTSIDE

Communal gardens to the rear are a good size.



DIRECTIONS

From our Penenden Heath Office proceed in a southerly direction into Boxley Road

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

