



**£1250 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**2 Birchington Close, Vinters Park**  
Maidstone , ME14 5PF

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Excellent opportunity to rent this first floor maisonette. Very well presented and decorated, with a spacious living room, balcony and rear garden. The property is conveniently situated within 200 meters of local shops, schools and the adjacent Vinters Valley Nature Reserve. The accommodation is arranged on one floor extending to over 600 sq' with gas fired central heating and UPVC double glazed windows and doors. Cavity wall insulation.

### LIVING ROOM 17' 9" x 10' 0" (5.41m x 3.05m)

Plush grey carpets. Double glazed window to front of property. Double radiator.

### BEDROOM 1 14' 4" x 10' 1" (4.37m x 3.07m)

Plush grey carpets. Double glazed window with aspect to front. In-built wardrobe cupboard.

### BEDROOM 2 10' 4" x 9' 2" (3.15m x 2.79m)

Double glazed window overlooking the rear garden. Radiator.

### KITCHEN 9' 8" x 6' 8" (2.94m x 2.03m)

Laminated kitchen worktops. White kitchen cupboard units with stainless steel drawer fronts/handles. Stainless steel sink. Four burner gas hob. Electric oven. Wall mounted boiler. Double glazed kitchen window with rear aspect. Radiator.

### BATHROOM 6' 5" x 7' 5" (1.95m x 2.26m)

Pedestal hand wash basin. Low level W.C. Paneled bath. Electric shower. Double glazed window with rear aspect. Partly tiled walls. Radiator.

### OUTSIDE

Easily maintained rear garden with patio.

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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# Energy Efficiency Rating

