

Ferris&Co



Monthly Rental Of £900.00 pcm
Holding deposit equivalent to 1 week's rent on application



10 Oak Mews Bicknor Road
Maidstone, ME15 9PS

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Quietly located first floor apartment offering well proportioned accommodation, conveniently placed within 200 meters of a good selection of local amenities. The accommodation features continuous wood laminate flooring with electric heating, double glazing and a fitted kitchen and bathroom. Parking for 1 vehicle.

There are excellent local amenities in the area with shops at Parkwood providing for everyday needs together with community centre and local infant and junior school. On the Sutton Road there are regular bus services into the county town some two miles distant. Maidstone offers excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library 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 FIRST FLOOR

ENTRANCE HALL 9' 10" x 4' 4" (2.99m x 1.32m)

Wood laminate flooring, panel heater. Built in linen cupboard with lagged copper cylinder with fitted immersion heater supplying hot water throughout.

LIVING ROOM 15' 10" x 12' 0" (4.82m x 3.65m)

Continuous wood laminate flooring. Picture window to rear affording a southern aspect and a wooded outlook. Panel heater. KITCHEN AREA - range of high and low level cupboards, integrated fridge freezer, Stainless steel sink with mixer tap, four burner electric hob and glass splash back. Extractor hood above and oven beneath. Washing machine. Metro tiled splash backs.

BEDROOM 12' 2" x 11' 7" (3.71m x 3.53m)

Continuous wood laminate flooring, panel heater. Window to front.



Floor area 415 sq' approximately.

N.b :Not to scale, for guidance only.

BATHROOM

White suite with chromium plated fittings comprising panelled bath with mixer tap and shower attachment, shower screen. Pedestal wash hand basin, low level W.C, wood laminate flooring. Tiled splash back. Heated towel rail.

OUTSIDE

Communal gardens, lawn, parking space.



DIRECTIONS

From Maidstone leave via Stone Street in a southerly direction, a continuous of which is the Loose Road A229. At the Wheatsheath, bear left onto the Sutton Road A274, beyond Morrisons supermarket, take the second turning on the right at the traffic lights, turning into Wallis Avenue. Follow the road to the shopping parade and turn right into Lansdown Road, a continuation of which is Bicknor Road. Oak Mews will be found on the left hand side along a private driveway. the apartment will be found at the rear of

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 performance certificate (EPC)

1 OAK MEWS
BICKNOR ROAD
MAIDSTONE
ME15 9PS

Energy rating

D

Valid until: 17 June 2031

Certificate number: 7139-8926-2000-0541-6202

Property type

Ground-floor flat

Total floor area

48 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		