

Ferris&Co



£1050 pcm

Holding deposit equivalent to 1 week's rent on application



32 Mostyn Road
Maidstone,

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Splendid first floor maisonette much improved and well decorated. Conveniently placed within easy access of the school and town centre. Entrance porch extension, low maintenance garden. Arranged on one floor extending to 710 square feet with gas fired central heating and UPVC double glazing. garage in block close by.

Located on the popular and sought after Vinters Park developments with its own excellent selection of amenities. which include shops providing for everyday needs, a community centre and pre-school. The adjacent Vinters Valley Nature Reserve, with it's 8 acres offers fabulous recreational open spaces. There are excellent educational facilities nearby at Eastborough, Valley Park and Invicta Grammar Schools, catering for infants, juniors and seniors. Maidstone town centre is approximately one mile distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is a wider selection of schools and colleges for older children, in and around the town centre. The M20/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

EXTENDED ENTRANCE PORCH

Partly glazed entrance door. Outside light. Window to side. Staircase to first floor;

LANDING

Access to roof space. Double radiator.

LIVING ROOM 17' 10" x 10' 0" (5.43m x 3.05m)

Natural brick fireplace, quarry tiled hearth, hardwood mantel. Dado rail. Double radiator. Window to front affording a eastern aspect. Partly glazed door to;

BALCONY

Pleasant open outlook. Low maintenance UPVC glazing. Iron hand rail, eastern aspect.

KITCHEN 10' 0" x 7' 0" (3.05m x 2.13m)

Comprehensively fitted with a contemporary range of high gloss door and drawer fronts with complementing slate effect working surfaces, comprising; Stainless steel sink unit. Four burner electric, extractor hood over. Zanussi oven and grill. Washing machine. Fridge/freezer. Ceramic tiled floor. Window to rear.

BEDROOM 1 14' 1" x 10' 3" (4.29m x 3.12m)

Two double built-in wardrobe cupboards with mirrored sliding doors. Recess spot lighting. Window to front affording a eastern aspect. Radiator.

BEDROOM 2 10' 5" x 9' 3" (3.17m x 2.82m)

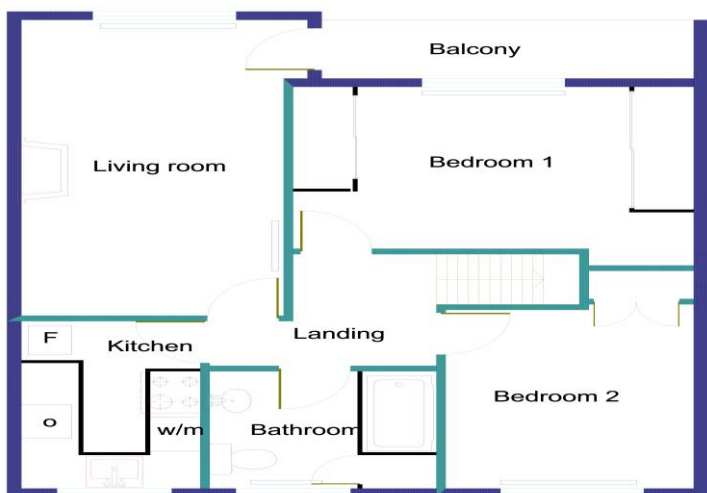
Built-in wardrobe cupboard. Window to rear, western aspect. Radiator.

BATHROOM

White traditional suite with oak panelling and cabinets, gold plated fittings, comparing; Panelled bath with shower over. Hand basin with upstand. Built in cupboard beneath. Low level WC. Double radiator. Window to rear. Built-in storage cupboards. Ceramic tiled floor. Heated towel rail. Fully tiled walls with decorative border tile.

OUTSIDE

Low maintenance rear garden. Garage in block close by.



Floor area 710 sq' approximately.

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



DIRECTIONS

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road, Alkham Road will be found fifth turning on the right, proceed to the bottom of road, bearing right into Snowdon Avenue, Mostyn Road will be found first turning on the left. The property being a short distance along at the end of the cul-de-sac on the right hand side.

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)

32, Mostyn Road
Vinters Park
MAIDSTONE
ME14 5NY

Energy rating

C

Valid until 10 March 2031

Certificate number

7739-8627-5000-0839-1292

Property type

Top-floor maisonette

Total floor area

61 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 C. It has the potential to be C.

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