

Ferris & Co



Monthly Rental Of £1350 pcm
Holding deposit equivalent to 1 week's rent on application



4 Langley House Marigold Way
Maidstone, ME16 0ZX

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Neutrally decorated spacious two bedroom first floor apartment forming part of this sought after development, close to Maidstone hospital and local amenities. The accommodation is arranged on one floor and extends to in excess of 650 square feet with the added benefit of gas fired central heating, UPVC double glazed sash windows and allocated parking. The exceptionally spacious light and airy interior must be viewed to be fully appreciated.

Located on the western outskirts of the town in the Barming area. There are a selection of shops and food outlets within a 1/4 of a mile as is Maidstone hospital with regular bus services into the Town Centre. Educationally the area is well served with infant and junior schools on the Beverly estate and off Queens Road. For older children there is a wide selection of schools and colleges within 1/2 a mile. Maidstone town centre is some 2 miles distant with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema. 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

ENTRANCE HALL

Hardwood entrance door. Intercom telephone. Consumer unit. Sash windows to the rear. Double radiator. Large storage cupboard. Built in cupboard housing Worcester bosh boiler and water cylinder. Carpeted. Thermostatic control for central heating.

LOUNGE 20' 2" x 9' 10" (6.14m x 2.99m)

Double aspect sash windows to front and rear. Two double radiators. Curtain poles and curtains. Carpeted.

KITCHEN 9' 2" x 5' 6" (2.79m x 1.68m)

Range of high and low level cupboards with Beech effect door and drawer fronts. Complementing black worktops. Tiled splashbacks. Stainless steel sink and drainer with chromium mixer tap. Integrated Whirlpool oven and four burner gas hob, integrated extractor fan and light over. Bosch fridge/freezer and LG washer dryer. Sash window to the rear. Oak effect laminate flooring.

BEDROOM 1 16' 3" x 8' 2" (4.95m x 2.49m)

Double sash windows to the front of the property. Double radiator. Curtain pole. Beige carpets.

BEDROOM 2 16' 3" x 8' 2" (4.95m x 2.49m)

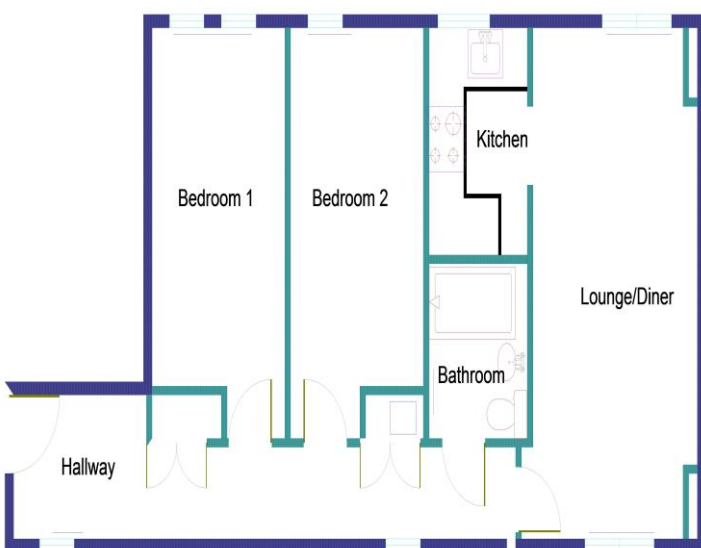
Sash window to the front. Double radiator. Curtain pole. Beige carpet.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

White suite comprising: Panelled bath with chromium mixer tap and shower attachment. Glass shower screen. Shower Curtain and rail. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Low level W.C. Heated towel rail. Shaver point. Extractor fan. Vinyl flooring.

OUTSIDE

There is one allocated parking space.



N.B Not to scale, for guidance only Floor Area 688 sq' approximately



DIRECTIONS

From Maidstone leave via the Tonbridge Road, A26 in a westerly direction. After approximately 1 1/2 miles and at The Cherry Tree traffic lights, continue until reaching the next traffic lights turning right into Fountain Lane. Proceed through the next traffic lights into Hermitage Lane, take the first turning on the right into Marigold Way, follow the road round and Langley House will be found on the left hand side.

Energy Performance Certificate

Flat 4 Langley House, Marigold Way, MAIDSTONE, ME16 0ZX

Dwelling type:	Top-floor flat	Reference number:	0229-2813-7979-9094-0355
Date of assessment:	17 March 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	17 March 2014	Total floor area:	77 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 1,326
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	Not applicable
Heating	£ 915 over 3 years	£ 915 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 1,326	£ 1,326	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

