

Ferris & Co



Monthly Rental Of £1,350 pcm
Holding deposit equivalent to 1 week's rent on application



Scotney Gardens St Peters Street
Maidstone, ME16 0GR

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to let this second floor apartment forming part of the crescent of this awarding winning development, enjoying stunning views over the tow path and river Medway. The flat itself is well decorated, forming part of the crescent which creates interesting living space arranged on one floor extending in all to in excess of 750 square feet. This award winning development was built by Fairview homes in 2004 featuring Juliet balconies, picture windows and casement doors creating a light and airy interior with the added benefit of night storage and panel heating. Light oak internal doors with chrome furniture. AGENTS NOTES: There is a 30 pound per month charge for water rates on top of rental payment each month .

Conveniently placed within easy striking distance of the town centre with it's excellent selection of amenities which include the Fremains Walk shopping area, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. A short walk along the tow path takes you to the Melleninum Park. .

ON THE GROUND FLOOR

ENTRANCE FOYER

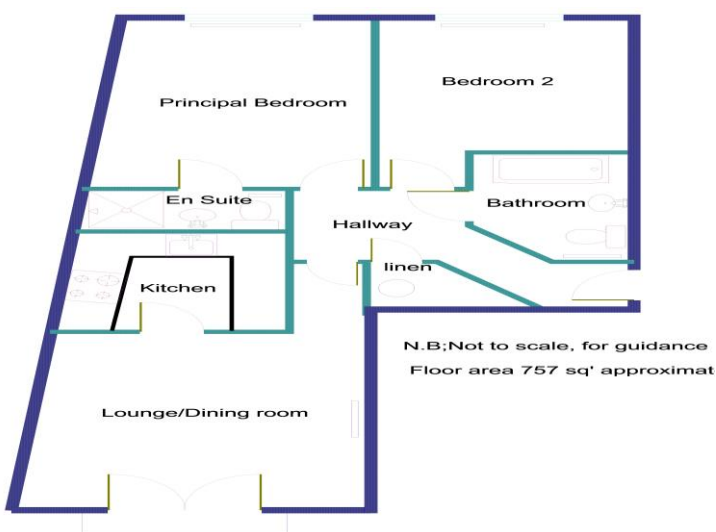
With security entry phone system. Staircase to second floor landing.

APARTMENT 91

ENTRANCE HALL

Security entry phone. Built-in linen cupboard with Telford hot water cylinder with twin immersion, supplying domestic hot water throughout.

LOUNGE/DINING ROOM 15' 2" x 13' widening towards external wall(4.62m x 3.96m)



Floor area 762 sq' approximately.
N.B; Not to scale, for guidance only.

Vent axia air circulation system. Large double casement doors with Juliet balcony affording delightful views over the communal gardens, river and high level bridge. Night storage heater.

KITCHEN

 9' 1" x 8' 0" (2.77m x 2.44m)

Fitted with units having maple wood finish, door and drawer fronts with stainless steel fittings, black granite effect working surfaces comprising :- Four burner Zanussi ceramic hob, fan assisted oven beneath. Integrated fridge and freezer. Washing machine. One and half bowl stainless steel sink unit, mixer tap, cupboards under. Dimplex kick heater. Tiled splashbacks. Vinyl flooring.

BEDROOM 1

 14' 7" x 10' 9" (4.44m x 3.27m)

Window with views from the crescent into the internal quad, southern aspect. Night storage heater. EN-SUITE SHOWER ROOM: White suite, chromium plated fittings comprising :- Raised shower tray. Glass cubicle, mixer tap, extractor fan. Wash hand basin. Low level W.C. Concealed cistern. Dimplex fan heater. Vinyl flooring. Tiled splashbacks. Shaver point.

BEDROOM 2

 13' 10" x 10' 0" (4.21m x 3.05m)

Window into the quadrangle, southern aspect. Panel heater.

BATHROOM

White suite chromium plated fittings comprising :- Panel bath, mixer tap and shower attachment, folding shower screen, Wash hand basin, mixer tap. Low level W.C. Concealed cistern. Tiled splashbacks. Decorative border tile. Vinyl flooring. Shaver point. Heated towel rail.

OUTSIDE

Two parking spaces with permits. Delightfully maintained communal gardens surround the building with access onto the river bank.



DIRECTIONS

From the twin bridges over the River Medway in the centre of Maidstone, turn into St Peters Street, adjacent to the Travel Lodge, passing Wicks on the right hand side and Scotney Gardens will be found a short distance along on the right, in a secure gated complex.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

