

Ferris & Co



£1025 pcm

Holding deposit equivalent to 1 week's rent on application



Flat 7, Gower House Canning Street
Maidstone, ME14 2RY

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to let this well maintained light and airy first floor apartment located in this sought after and well established position on the favoured northern outskirts of the town, within half a mile of the centre and mainline railway station to London. Arranged on one floor extending in all to just under 500sq feet with large picture window being UPVC framed and double glazed, creating a light and airy interior.

The A20, M20, M25, M2 & M26 motorways are close by and offer direct vehicular access to both London and the channel ports.

COMMUNAL ENTRANCE

Hall with external staircase and secure entry phone system

FLAT 7

ENTRANCE HALL

Night storage heater

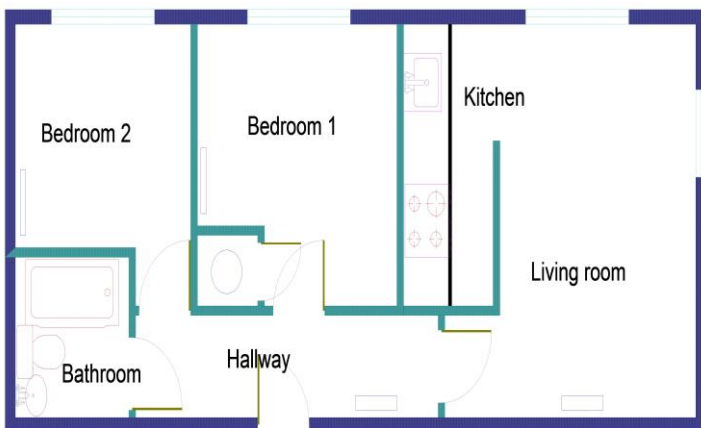
OPEN PLAN KITCHEN/LIVING AREA 13' 8" x 13' 3" (4.16m x 4.04m)

LOUNGE: Night storage heater, double aspect window
KITCHEN: Comprehensively fitted units having pear wood door and drawer fronts with complimenting working surfaces comprising; range of high and low level cupboards, stainless steel sink unit with mixer tap, four burner induction hob with oven beneath and concealed extractor hood above, integrated fridge and freezer, integrated washing machine. Tiled splash-backs, vinyl flooring, counter top divider.

BEDROOM 1 11' 0" x 10' 0" (3.35m x 3.05m)

Picture window to front, panel heater, built-in linen cupboard with lagged copper cylinder and immersion heater supplying domestic hot water throughout.

BEDROOM 2 9' 6" x 7' 8" (2.89m x 2.34m)



Floor area 493 sq' approximately.

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

Picture window to front, panel heater

BATHROOM

White suite with chromium plated fittings comprising; panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level WC, brick laid ceramic tiles, vinyl flooring.

OUTSIDE

1 allocated parking space, bike store area



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road. Turning right adjacent to the Dog & Gun Public House into John Street. Continue until reaching the junction with Peel Street, continue across Peel Street into Canning Street taking the first turning on the right just before the building suppliers into the parking area with Gower House on the right hand side.

Energy Performance Certificate

Flat 7 Gower House, Canning Street, MAIDSTONE, ME14 2RY

Dwelling type: Mid-floor flat
Date of assessment: 23 May 2016
Date of certificate: 25 May 2016
Reference number: 2978-3094-7205-4346-9900
Type of assessment: RdSAP, existing dwelling
Total floor area: 42 m²

Use this document to:

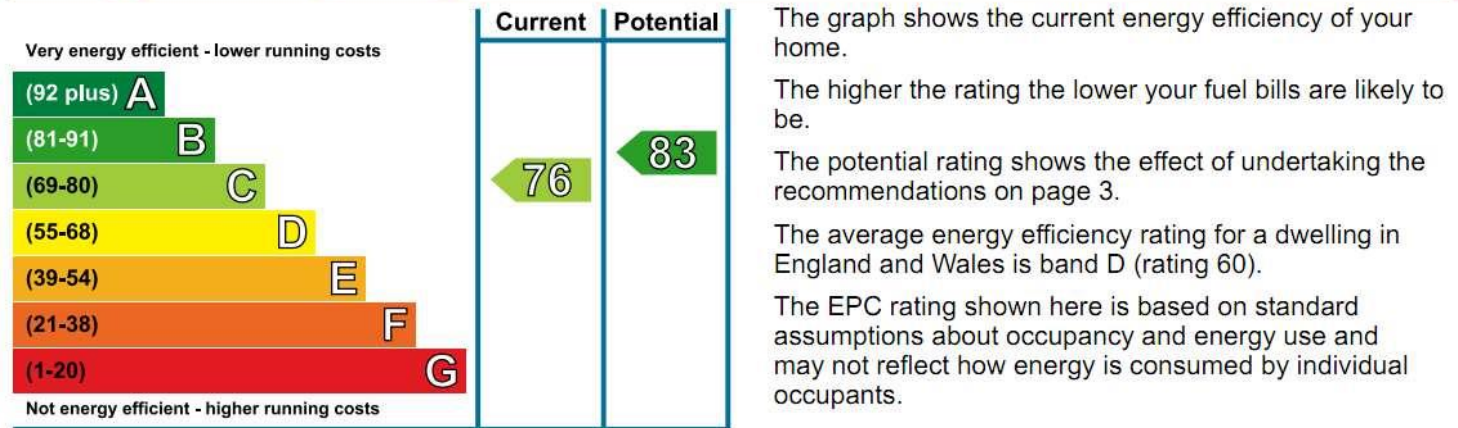
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,155
Over 3 years you could save	£ 345

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 441 over 3 years	£ 333 over 3 years	
Hot Water	£ 603 over 3 years	£ 366 over 3 years	
Totals	£ 1,155	£ 810	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 348

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.