

# Ferris & Co



**£1075 pcm**

**Holding deposit equivalent to 1 week's rent on application**



**29 Goldthorne Close**  
Maidstone, ME14 5NX

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

**\*\*Available early July 2024\*\***

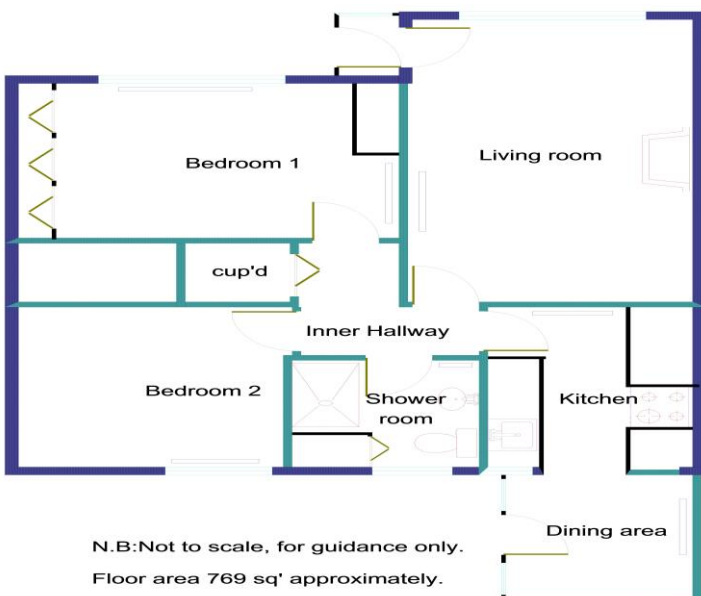
Superb opportunity to let this large ground floor flat on the well established Vinters Park development. Finished to a high standard throughout. Fitted wardrobes in both bedrooms. Conservatory/breakfast room. The property was originally built in the 1960's by Taylor Woodrow of cavity brick construction beneath an interlocking concrete tiled roof. The well proportioned accommodation is generally arranged on one floor with large picture windows creating a light and airy interior, with the added benefit of gas fired central heating by radiators and replacement double glazing. The property is being newly decorated and recarpeted throughout.

The Vinters Park development is well established and conveniently placed with an excellent selection of local amenities including shops providing for everyday needs, together with community centre with pre-school and the adjacent Vinters Valley Nature Reserve with it's 9 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta Schools, catering for infants, juniors and seniors. The town centre is approximately ½ mile distant and offers a more comprehensive selection of amenities consistent with it's County town status, including theatre, museum, county library, multi-screen cinema and excellent shopping facilities at Fremlins Walk. Mote Park is also ½ mile distant and 450 acres, boating lake, leisure centre and swimming pool. There are two railway stations in the town connected to London and 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 PORCH

With outside light. UPVC Entrance door.



### LIVING ROOM 18' 0" x 10' 10" (5.48m x 3.30m)

With brick fireplace, tiled hearth and mantel fitting living flame gas fire. Picture window to front. Double radiator.

### KITCHEN 10' 0" x 7' 10" (3.05m x 2.39m)

Fitted with high quality units with stainless steel sink unit, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner hob with oven beneath and concealed extractor hood above. Plumbing for automatic washing machine. Wine rack. Window overlooking rear garden, eastern aspect. Kitchen leads to:-

### CONSERVATORY/BREAKFAST ROOM 7' 7" x 7' 7" (2.31m x 2.31m)

Half glazed door leading to paved rear garden.

### SHOWER ROOM

Large walk-in shower. Low level W.C. Tiled splashbacks. Window to rear affording a southern aspect.

### BEDROOM 1 11' 5" x 9' 11" (3.48m x 3.02m)

Picture window to front affording a northern aspect. Range of built-in wardrobe cupboards.

### BEDROOM 2 10' 5" x 10' 1" (3.17m x 3.07m)

Fitted wardrobes. Window overlooking rear garden affording a southern aspect.

### OUTSIDE

Garage in block close by with up and over entry door. Open plan front garden laid to lawn.

### GARDEN

Feature rear garden with southern aspect. Brick paviours. Fully fenced.



## DIRECTIONS

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, first left into Hampton Road, taking fourth turning on the right into Alkham Road, fifth turning right into Snowden Avenue and Goldthorne Close will be found second turning on the left.

# Energy Performance Certificate

29, Goldthorne Close, MAIDSTONE, ME14 5NX

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 22 February 2013  
**Date of certificate:** 26 February 2013

**Reference number:** 0007-2852-7329-9427-4611  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 64 m<sup>2</sup>

## Use this document to:

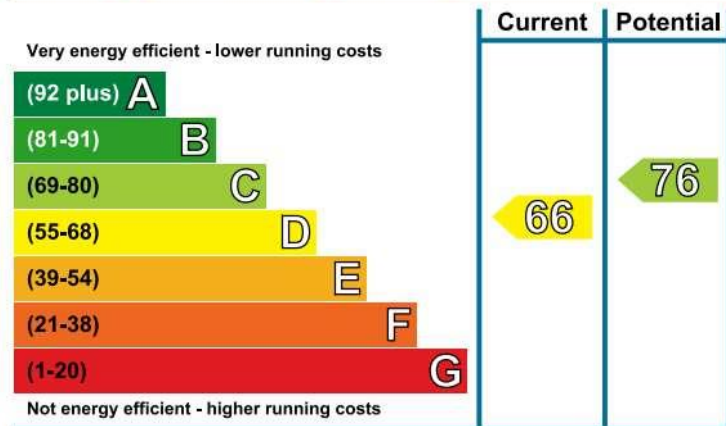
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,788</b>
<b>Over 3 years you could save</b>	<b>£ 513</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 114 over 3 years	
Heating	£ 1,323 over 3 years	£ 924 over 3 years	
Hot Water	£ 270 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 1,788</b>	<b>£ 1,275</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating





The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 204	
2 Floor insulation	£800 - £1,200	£ 135	
3 Low energy lighting for all fixed outlets	£25	£ 72	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.