Ferris&Co



Monthly Rental Of £995.00 pcm
Holding deposit equivalent to 1 week's rent on application







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Tovil, ME15 6RB

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Bright and airy, recently refurbished ground floor maisonette with under cover parking and a sunny terrace to the rear. Well decorated and presented arranged on one floor with electric heating and double glazing, extending to 500 sq ft.

Tovil is located within one mile of the town centre to the south west and is a well established and popular residential area. Easy access to the river and tow path with walks to the town and Millenium Park. Maidstone offers excellent facilities with shops, schools, and main line railway station to London. To the east of the town is Mote Park with its 450 acres, boating lake and leisure centre with swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer routes to London and the Channel Ports.

ENTRANCE HALL *6' 7" x 6' 2" (2.01m x 1.88m)*
Double built in storage cupboard, understairs storage cupboard, built in linen cupboard with lagged copper cylinder and fitted immersion heater supplying domestic hot water throughout.

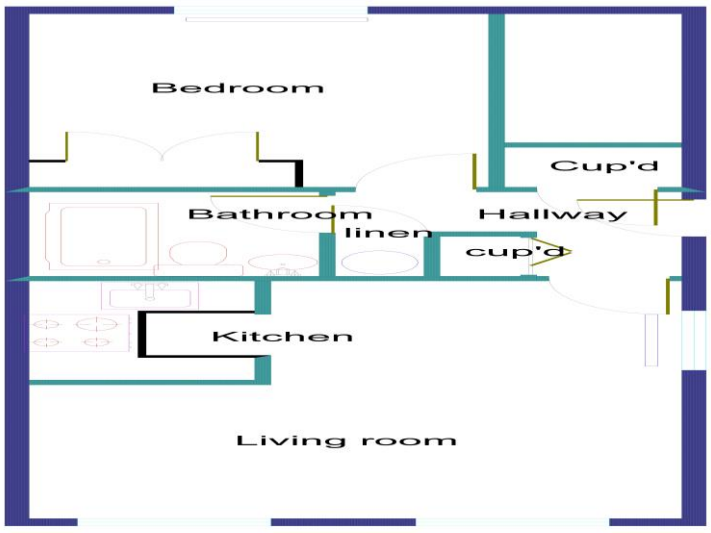
LIVING ROOM *16' 0" x 13' 6" (4.87m x 4.11m)*
Double aspect windows featuring two windows to rear with blinds, south western aspect. Electric radiator.

KITCHEN *6' 6" x 5' 6" (1.98m x 1.68m)*
Well fitted with units having white high gloss door and drawer fronts, complementing working surfaces. Stainless steel sink with mixer tap, range of high and low level cupboards incorporating four burner hob with stainless steel extractor hood above, oven beneath. Plumbing for automatic washing, space for refrigerator, tiled splashbacks, vinyl flooring.

BEDROOM *12' 0" x 9' 8" (3.65m x 2.94m)*
Window to front, radiator, double built in wardrobe cupboard.

BATHROOM
White suite, chromium plated fittings, panelled bath with electric shower over, curtain and rail. Extractor fan. Pedestal wash hand basin. Low level WC. Tiled splashback. Fan heater.

OUTSIDE
Allocated undercover parking space, store room, communal gardens, sun terrace to the rear with timber balustrade, pleasant views.



Floor area 500 sq' approximately.
N.B:Not to scale, for guidance only



DIRECTIONS

From Maidstone leave via Stone Street in a southerly direction a continuation of which is the Loose Road. Turn first right into Sheals Crescent taking the second turning on the left into Old Tovil Road. Taking the fifth turning on the right into Church Street and Bank View will be found a short distance along on the left as indicated by our signboard.

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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC