Ferris&Co



Monthly Rental Of £1,300.00 pcm
Holding deposit equivalent to 1 week's rent on application







82 Hardy Street
Maidstone, ME14 2SJ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

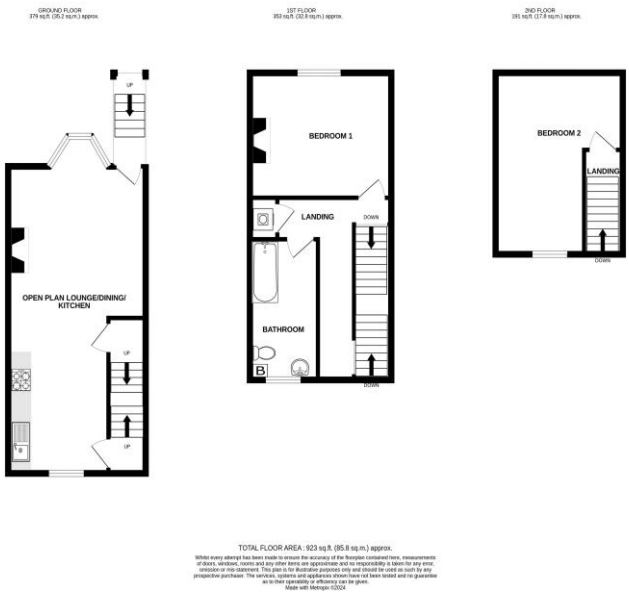
Exceptionally spacious duplex apartment with it's own garden, located in this well established and sought after residential position on the favoured Northern outskirts of the town, within a quarter of a mile of the centre and railway station. The spacious well planned accommodation is nicely fitted and well presented, arranged over three floors to just under 900 square feet, with gas fired central heating by radiators and double glazed windows.

Maidstone town centre has an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is a wide selection of schools in the area for infants and juniors at Northborough and St Pauls and a further selection for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ENTRANCE CANOPY
Hardwood entrance door approached by steps with original iron balustrade and railing.

OPEN PLAN LOUNGE & KITCHEN/DINER *27' max x 13' narrowing to 10'3"in Kitchen area. (8.22m x 3.96m)*
Cast iron Victorian fireplace bay window to window to front. Radiator. Modern consumer unit. Wide access to KITCHEN/DINING ROOM: Wood laminate flooring. Fitted with units having beechwood finish door and drawer fronts with black granite effect working surfaces comprising :- Stainless steel sink unit, cupboard under. Four burner electric hob with oven beneath and extractor hood above. Stainless steel sink unit. Integrated fridge/freezer. Radiator. Window overlooking rear garden affording an eastern aspect. Door and staircase to rear garden. Door and staircase to :-

ON THE FIRST FLOOR



LANDING
Radiator. Timber panelling. Dado rail. Built-in cupboard housing plumbing for automatic washing machine. Staircase to second floor.

BEDROOM 1 *13' 0" x 11' 5" (3.96m x 3.48m)*
Window to front, western aspect. Cast iron Victorian fireplace. Radiator.

BATHROOM
Spacious white suite, chromium plated fittings comprising :- Panelled bath. Pedestal hand basin. Low level W.C. Radiator. Window to rear, eastern aspect. Tiled splashbacks.

ON THE SECOND FLOOR

BEDROOM 2 *16' max x 12' 4" (4.87m x 3.76m)*
Dormer window to rear, western aspect. Radiator.



DIRECTIONS

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, take the fifth turning on the right, just before the Dog and Gun Public House into John Street and Hardy Street will be found first turning on the left the property being a short distance along on the left hand side as indicated by our sign board.

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 Performance Certificate

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82a Hardy Street, MAIDSTONE, ME14 2SJ

Dwelling type:	Ground-floor flat	**Reference number:**	0644-2868-7939-9196-7055
Date of assessment:	18 July 2016	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	20 July 2016	**Total floor area:**	29 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

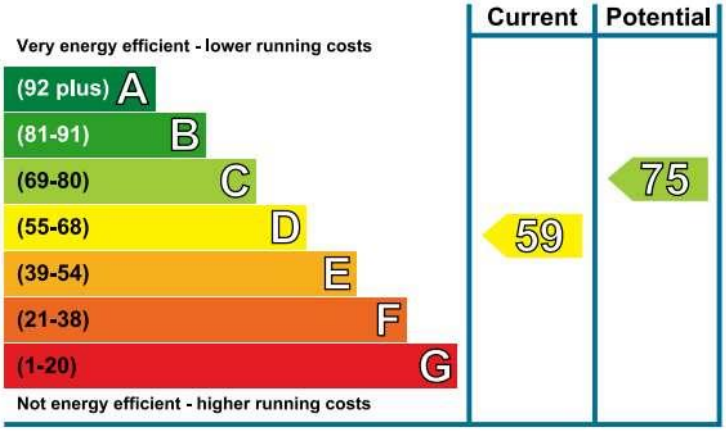
Estimated energy costs of dwelling for 3 years:	**£ 1,713**
Over 3 years you could save	**£ 663**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 78 over 3 years	You could save £ 663 over 3 years
Heating	£ 1,173 over 3 years	£ 525 over 3 years	
Hot Water	£ 402 over 3 years	£ 447 over 3 years	
Totals	**£ 1,713**	**£ 1,050**	

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 Internal or external wall insulation	£4,000 - £14,000	£ 132	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	
3 Low energy lighting for all fixed outlets	£20	£ 42	

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** 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.