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**Monthly Rental Of £750
+ £150 ADMIN FEE PER ADULT**



**Flat 229, Scotney Gardens St. Peters St
Maidstone, ME16 0GW**

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully presented fourth floor apartment forming part of this award winning development adjacent to the river. Light bright and airy interior is arranged on one floor and extends in all to in excess of 500 square feet.

Just redecorated with oak flooring throughout, nicely fitted bathroom, kitchen with a full range of integrated appliances, double aspect living room, are some of the property's features. Night storage heating and UPVC replacement double glazed windows.

Conveniently placed within a quarter of a mile of the town centre with it's excellent selection of amenities. The town centre maybe accessed along the tow path with excellent shopping facilities at the Mall and Fremfins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. 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

COMMUNAL ENTRANCE FOYER

With security entry phone. Lift and stairs to fourth floor.

APARTMENT 229

*BEECHWOOD INTERNAL DOORS WITH CHROME FURNITURE * AIR CIRCULATION SYSTEM *

L-SHAPED ENTRANCE HALL

Oak flooring. Security entry phone. Modern consumer unit. Double built-in store cupboard. Built-in linen cupboard with lagged copper cylinder and fitted dual immersion heater, supplying domestic hot water throughout. Access to loft space.

LIVING ROOM 16' 4" x 10' 5" (4.97m x 3.17m)

Oak flooring. Double aspect windows, north and western outlooks. Fitted curtain poles. Night storage heater.

KITCHEN 10' 5" x 7' 0" (3.17m x 2.13m)

Delightfully fitted with units having beechwood door and drawer fronts with stainless steel fittings and black granite effect working surfaces comprising :- One and half bowl stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating a full range of integrated appliances, four burner electric hob with concealed extractor hood above and oven beneath. Integrated fridge and freezer, washing machine with tumble dryer. Myson kick heater. Tiled splashbacks. Window affording a western aspect. Vinyl flooring.

BEDROOM 12' 2" x 10' 5" (3.71m x 3.17m)

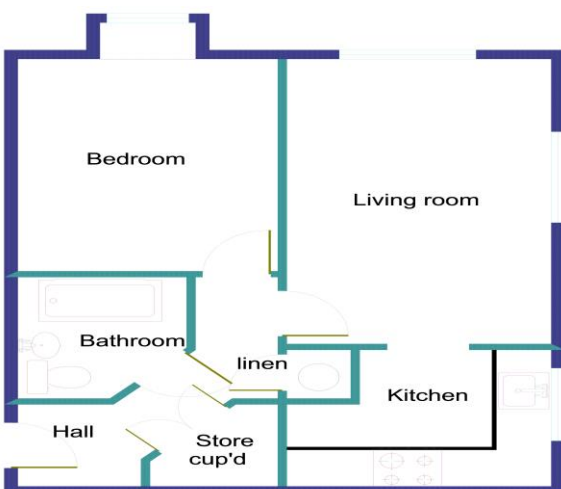
Oak flooring window with deep sill, western aspect. Night storage heater.

BATHROOM

White suite, chromium plated fittings :- Panelled bath with mixer tap. Mira shower over with new glass shower screen, fully tiled surround, remaining walls half-tiled, wash hand basin with mixer tap. Low level W.C. with concealed cistern. Thermo-plastic tiled floor. Shaver point. Dimplex fan heater.

OUTSIDE

COMMUNAL GARDENS: Surround the property. Communal parking with two permits.



Floor area 512 sq' approximately.

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



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 Wickes on the left hand side and Scotney Gardens will be found a short distance along on the right, in a secure gated complex.

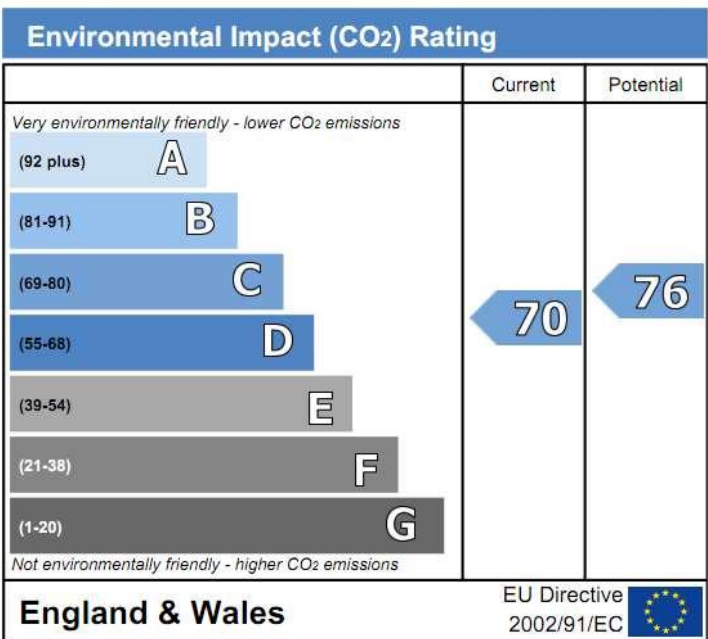
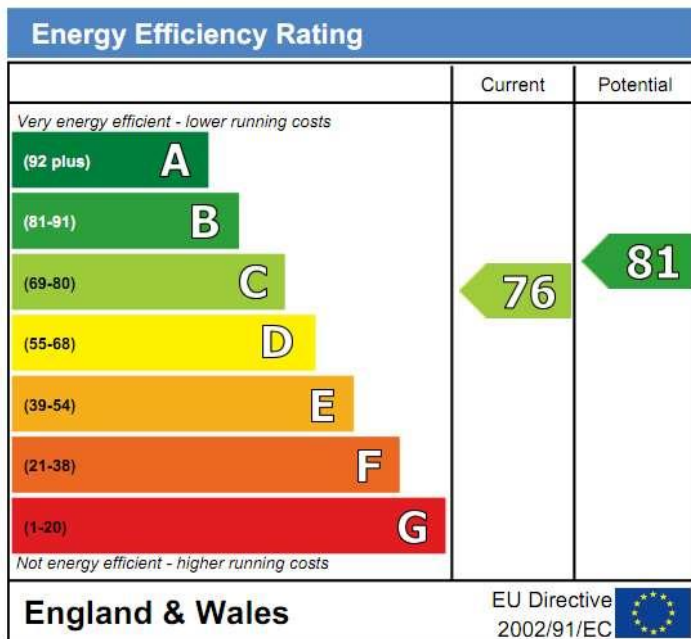
Energy Performance Certificate



Flat 229 Scotney Gardens,
St. Peters Street,
MAIDSTONE,
ME16 0GW

Dwelling type: Top-floor flat
Date of assessment: 24 January 2011
Date of certificate: 26 January 2011
Reference number: 2148-8015-6249-8539-2950
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.


The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	289 kWh/m ² per year	239 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.7 tonnes per year
Lighting	£38 per year	£38 per year
Heating	£180 per year	£121 per year
Hot water	£121 per year	£121 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.