

# Edward Ellis & Co

## Residential Lettings

53 INGRAM CLOSE, LARKFIELD, MAIDSTONE, KENT ME20 7GR

Property reference M0311ING



Spacious 2 bedroom top floor luxury apartment situated in a private development with views over the North Downs. Double glazed with gas central heating. En suite shower to main bedroom. Bathroom. Car port. Security entryphone. **Ideal for sharers.**

\*\*\* TENANTS PLEASE NOTE THAT WE OFFER LOW REFERENCING FEES. WE ALSO OFFER AN INSURANCE-BACKED SCHEME THAT REQUIRES NO DEPOSIT. \*\*\*

Hall: Fitted carpet, wall mounted radiator. Entryphone.

Living Area (19'9 max x 14'9 max):

Lounge: Fitted carpet, wall mounted radiator, double glazed French doors to Juliet balcony with extensive views over the North Downs.

Kitchen: Range of wall and base units. Granite effect work surfaces. Built-in electric oven and gas hob, extractor, washing machine/drier, dishwasher, fridge and freezer. Local tiling, ceramic tiled flooring. Stainless steel sink with drainer and mixer tap.

Bedroom 1 (14'6 max x 10'4): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator.

En-suite shower room: Low-level WC, wash hand basin with mixer tap, double-width shower cubicle with power shower. Vinyl flooring, local tiling. Wall mounted radiator. Extractor.

Bedroom 2 (10'9 x 10'6): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator.



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Bathroom/WC: 3 piece suite comprising low-level WC, wash hand basin with mixer tap, panelled bath with shower attachment over. Vinyl flooring. Local tiling. Wall mounted radiator. Extractor.

COUNCIL TAX: Band C £1,273.37 per annum 2009/10

Sorry no DSS, smokers or pets.

These particulars are intended only to give a brief description of the property. All measurements are for guidance only and should not be relied on for any purpose whatsoever.

**PLEASE CONTACT US BY E-MAIL AT [MAIL@EDWARDELLIS.CO.UK](mailto:MAIL@EDWARDELLIS.CO.UK) TO ARRANGE A VIEWING OF THIS PROPERTY OR VISIT OUR WEBSITE [WWW.EDWARDELLIS.CO.UK](http://WWW.EDWARDELLIS.CO.UK) FOR FURTHER DETAILS.**

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. All measurements are for guidance only and should not be relied on for any purpose whatsoever. No apparatus has been tested and potential buyers should rely on their own judgement or seek appropriate professional advice.

For further information about this property or to arrange a viewing, please contact Edward Ellis & Co on 01622 736045 or by fax on