



philip INDEPENDENT
ESTATE AGENT
Jarvis



3 Atwater Court, Lenham, Kent. ME17 2PW.

£320,000 Leasehold

Property Summary

"Incredibly well presented and so spacious. I think this would be a perfect retirement home". - Matthew Gilbert, Branch Manager.

An excellently positioned two bedroom retirement home found within the popular award winning Atwater Court development in the village of Lenham.

The property consists to the ground floor of an entrance hall, shower room, lounge, dining room and kitchen whilst to the first floor there are two large double bedrooms and a bathroom.

There is a pleasant courtyard area to the rear plus access via a gate to the garage found in a nearby block.

Being part of an exclusive Retirement Scheme there are the added benefits and security of a courtyard manager and the Aid Call Emergency System. There is also the use of the very well maintained communal gardens, allotments, laundry room and guest suite.

Located in Lenham, the property is within walking distance to the village centre with all of its amenities, shops and public houses, doctors, dentist and post office.

Added to all of this the property is available with no forward chain and it should be viewed at your earliest opportunity.

Features

- Two Bedroom Terraced Cottage
- Garage In Nearby Block
- Close To Village Centre
- EPC Rating: E
- Two Reception Rooms
- Retirement Development
- No Forward Chain
- Council Tax Band F

Ground Floor

Entrance Door To:

Hall

Stairs to first floor. Small understairs cupboard housing consumer unit. Storage heater. Stair lift. Glass casement doors to:

Sitting Room

18' 8" x 10' 8" (5.69m x 3.25m) Double glazed window to front. Fireplace with electric fire. Storage heater. Panel heater. TV & BT point. Double doors to

Dining Room

9' 2" x 8' 11" (2.79m x 2.72m) Double glazed doors to rear courtyard. Panel heater. Serving hatch to kitchen.

Kitchen

12' 10" x 8' 6" (3.91m x 2.59m) Double glazed window to rear. Door to rear porch. Range of modern base and wall units. Stainless steel electric oven and Bosch electric hob. Stainless steel extractor hood. Stainless steel style bowl sink unit. Integrated fridge and freezer. Space for washing machine.

Rear Porch

6' 4" x 3' 10" (1.93m x 1.17m) Double glazed window to side and rear. Double glazed door to courtyard. Shelving.

Shower Room

White suite of concealed low level WC, wall hung hand basin and fully tiled shower cubicle. Extractor. Storage cupboard. Chrome towel rail. Dimplex heater.

First Floor

Landing

Access to loft.

Bedroom One

12' 7" to wardrobe door x 12' 7" (3.84m x 3.84m) Double glazed window to front. Range of wardrobe cupboards. Panel heater. TV point.

Bedroom Two

13' 8" to wardrobe door x 10' 9" (4.17m x 3.28m) Double glazed window to rear. Range of wardrobe cupboards. Panel heater.

Bathroom

Double glazed window to rear. White suite of concealed low level WC, hand basin, bidet and panelled bath. Heated towel rail. Extractor. Storage cupboard. Dimplex wall heater.

Exterior

Rear Courtyard Garden

Courtyard Garden to rear. Gate to garage area. Paved patio area. Plants to borders.

Garage

There is a garage in the block to the rear of the property. from the house it is the far garage on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. Interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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