



philip INDEPENDENT
ESTATE AGENT
Jarvis



15 Grovelands, Lenham, Maidstone, Kent. ME17 2QR.

£350,000 Leasehold

Property Summary

"Its quite rare for one of these popular homes to come to the market. I really can not recommend this retirement development enough". - Matthew Gilbert, Branch Manager.

Available to the market is this impressive three bedroom end of terraced retirement home that offers independent living situated close to Lenham village square.

This property to the ground floor consists of an entrance hall, lounge, dining room, kitchen/breakfast room and shower room. To the first floor there are three bedrooms and a large shower room.

Externally to the rear there is a private courtyard and there is also a garage en bloc. There are also communal grounds and communal lounge.

In addition to this, the property benefits from gas central heating and replacement UPVC windows. This home is located within walking distance to Lenham village square with its wide range of amenities, as well as a mainline railway station and access to the M20 via junction 8 at Leeds Castle.

Features

- Three Bedroom End Of Terrace Home
- Two Shower Rooms
- Incredibly Well Presented
- Garage En Bloc
- EPC Rating: C
- Popular Age-Restricted Development
- Two Reception Rooms
- No Forward Chain
- Council Tax Band F

Ground Floor

Front Door To

Hall

Double glazed window to front. Radiator. Stairs to first floor with stairlift and cupboard underneath. Coat hooks. Thermostat.

Lounge

Double glazed bay window to front. Double glazed window to side. BT, satellite, TV point. Gas fireplace with surround. Radiator.

Kitchen/Breakfast Room

Double glazed window to rear. Double glazed doors to rear. Range of base and wall units with sink and drainer. Integrated double oven. Space for washing machine, dishwasher and tall fridge/freezer. Gas hob with extractor above. Breakfast bar. Radiator.

Dining Room

Double glazed window to rear. Double glazed french doors to rear. Radiator.

Shower Room

Concealed low level WC, wash hand basin and cupboards, shower cubicle. Localised tiling. Heated towel rail. Storage cupboard.

First Floor

Landing

Radiator. Hatch to loft access with integrated ladder. Cupboard with shelving and water tank. Separate cupboard housing Worcester central heating boiler.

Bedroom One

Double glazed window to rear. Radiator. TV & BT point. Two built-in wardrobes.

Bedroom Two

Double glazed window to front. Radiator. Two built-in wardrobes.

Bedroom Three

Double glazed window to front. Radiator.

Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, wall hung hand basin and walk-in double shower cubicle. Half tiled walls. Extractor. Two heated towel rails. Storage cupboard.

Exterior

Front Garden

Rear Garden

Paved patio area with raised border to one side. Outside tap. Lockable large cupboard.

Garage

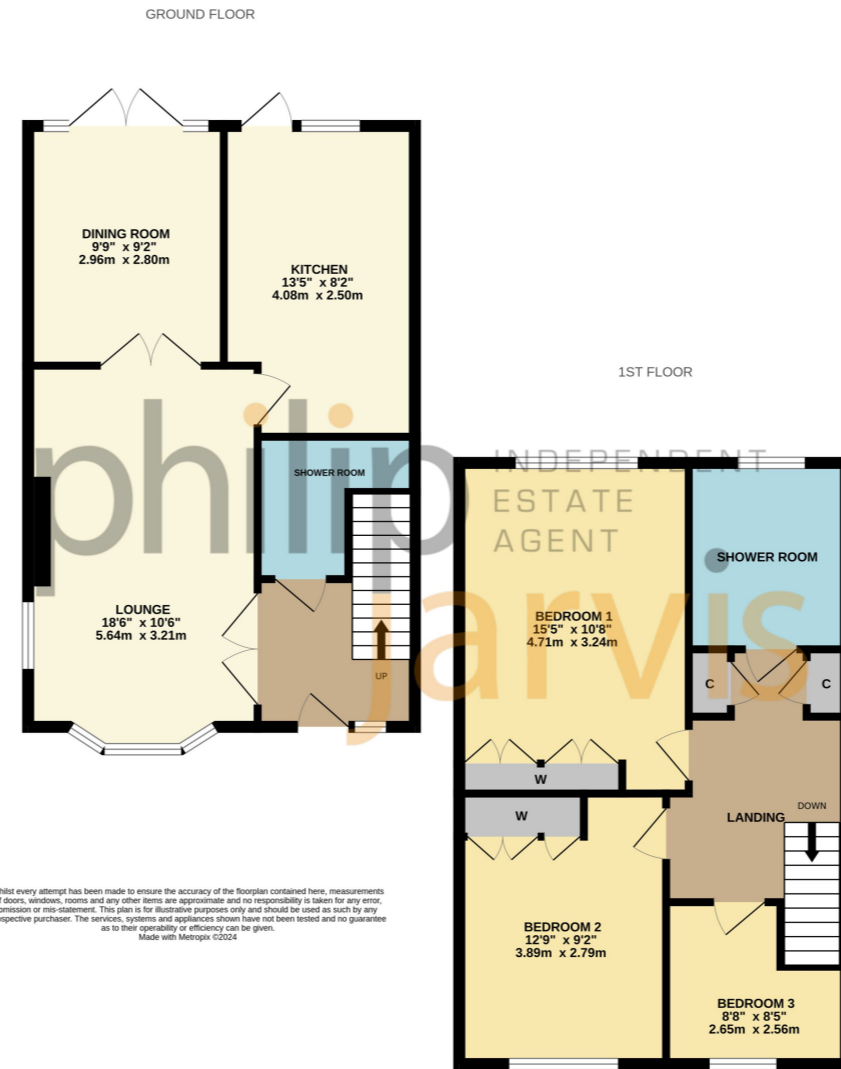
Electric up and over door with power and light.

Communal Area

Large open area which are laid to lawn and mature shrubs and trees. There is also a central square that offers seating and a fish pond. A useful function room is available to use for the residents together with shared use washing machines and dryers.

Agents Note

This development is subject to a service charge of £3,790 per year (2025).



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 mis-statement. 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+)	A	84
(81-91)	B	
(69-80)	C	
(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

Viewing Strictly By Appointment With

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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