



philip
INDEPENDENT
ESTATE
AGENT
jarvis

16 Grovelands Old Ashford Road, Lenham, Maidstone, Kent. ME17 2QR.

£415,000 Leasehold

Property Summary

"This home is in such a great tucked away position and I love the wrap around garden". - Matthew Gilbert, Senior Branch Manager.

Available to the market is this end of terrace three bedroom retirement home found in the sought after Grovelands Development within Lenham village centre.

The accommodation to the ground floor consists of entrance hall, bright lounge with dual aspect windows, kitchen, dining room, conservatory and shower room. To the first floor there is a master bedroom with built in wardrobes, second bedroom with built in wardrobes, third bedroom or study and family bathroom.

Added to this there is two single garages, private patio area, modern fitted boiler situated in the loft and double glazing throughout.

Situated within walking distance to the thriving village square, an early viewing comes highly recommended.

The Management Charge includes building insurance, external paint work and maintenance, window cleaning, up keep of communal gardens as well as use of the communal lounge and laundry room.

Features

- Impressive Three Bedroom Cottage
- Two Single Garages
- Conservatory
- Retirement Development
- Council Tax Band: F
- End Of Terrace
- Stunning Presentation Throughout
- Communal Facilities
- Long Lease
- EPC Rating: C



Ground Floor

Front Door To

Hall

Double glazed window to front. Radiator. Stairs to first floor with cupboard under.

Lounge

18' 1" x 10' 6" (5.512m x 3.204m) Double glazed window to front. Double glazed window to side. Double glazed bay window to side. Radiator. Electric fireplace with feature surround. BT & TV point. Wall mounted thermostat. Wall lights. Radiator.

Kitchen

14' 5" x 8' 2" (4.394m x 2.484m) Double glazed window to rear. Double glazed door to rear access. Range of wall and base units. Built in electric oven, hob with extractor over, sink and drainer. Integrated washing machine and dishwasher. Space for fridge/freezer. Built in pull out ironing board. Localised tiling. Under cupboard lighting.

Dining Room

9' 11" x 9' 2" (3.022m x 2.806m) Double glazed window to rear. Double glazed screen with pair of doors leading into conservatory. Wall lights. Radiator.

Conservatory

10' 10" x 7' 6" (3.307m x 2.294m) Double glazed French doors to rear access. Double glazed window to side and rear. Wall light.

Shower Room

Suite comprising of low level WC, wash hand basin and shower cubicle. Extractor. Half tiled walls. Under stairs cupboard with radiator and hooks. Chrome heated towel rail.

First Floor

Landing

Hatch to loft access. Storage cupboard with shelving. Separate large storage cupboard with shelving.

Bedroom One

13' 2" x 10' 8" (4.018m x 3.255m) Double glazed window to rear. Radiator. TV point. Two built in double wardrobes with built in rails and shelving.

Bedroom Two

12' 7" x 9' 3" (3.846m x 2.832m) Double glazed window to side. Double glazed window to front. Built in cupboard and double wardrobe with hanging rails. Radiator. TV point.

Study/Bedroom Three

8' 3" x 5' 10" (2.508m x 1.786m) Double glazed window to front. Radiator. Built in desk. Shelving.

Bathroom

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin with cupboard under, bath with shower attachment and separate shower cubicle with retractable glass screen Mirrored cabinets with built in radio. Fully tiled walls. Chrome heated towel rail. Extractor.

Exterior

Front

Pathway to front door.

Rear Garden

Two paved patio areas. Brick built shed. Outside tap.

Communal Gardens

All gardens are mainly laid to lawn with mature plants and shrubs to border with mature trees at various locations. Communal patio area next to the fish pond.

Parking

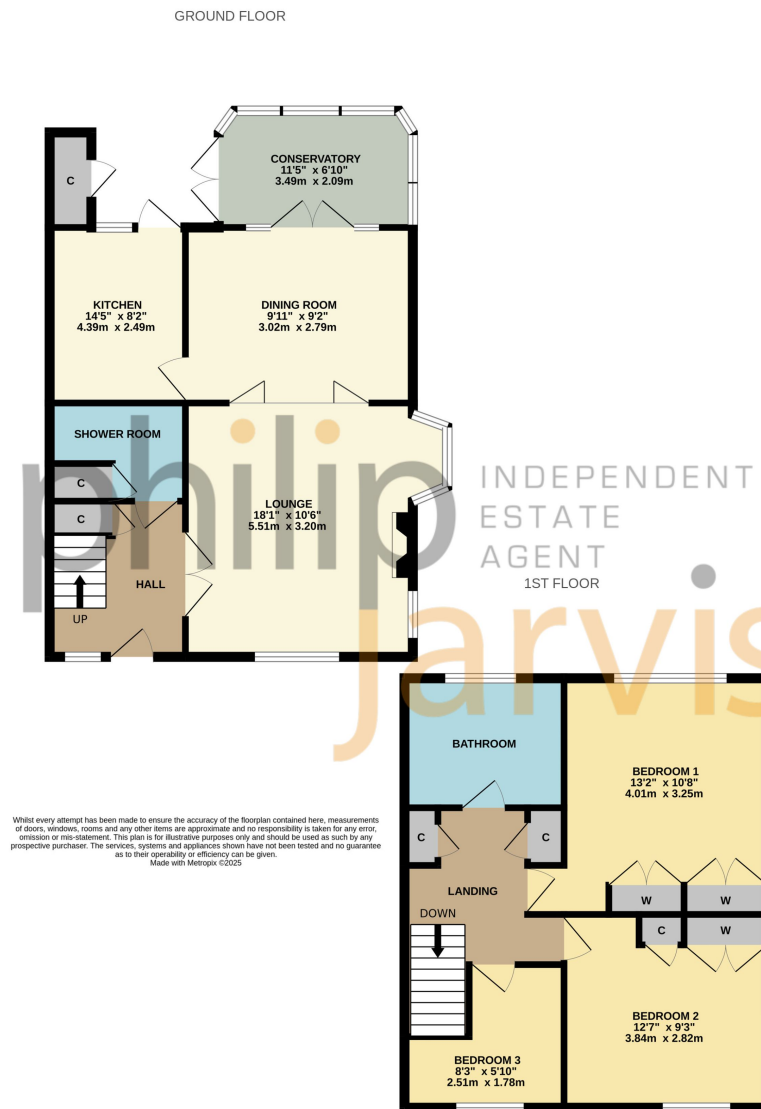
Communal parking.

Garages

Two private single garages.

Agents Note

1. There is a 55+ age covenant for the purchase property.
2. The property is a leasehold property. There are approximately 975 years left on the lease. The current service charge is £3,600 per annum.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		

Viewing Strictly By Appointment With

