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**21 Grovelands, Old Ashford Road, Lenham, Kent. ME17 2QR.**

**£315,000 Leasehold**

## Property Summary

"The position of this retirement home is so beautiful, such a wonderful view of the private grounds". - Matthew Gilbert, Senior Branch Manager.

Welcoming onto to market this incredibly well proportioned two bedroom ground floor apartment found within the incredibly sought after Grovelands retirement development which is managed by Grange.

This property is arranged to include an entrance hall, kitchen, dining room, large lounge, master bedroom with an updated ensuite, a second double bedroom and a separate bathroom.

Externally there are added benefits to include a communal reception room, private grounds to enjoy and a private garage found in a nearby block.

The Grovelands Development is located within walking distance to the vibrant village centre of Lenham with its wide range of eateries, public houses and facilities such as a public library and doctors surgery.

There are also fantastic transport links with Lenham offering a mainline railway to London Victoria and easy access to the M20 found by junction eight for Leeds Castle.

## Features

- Two Bedroom Ground Floor Apartment
- Ensuite Shower Room To Bedroom One
- Patio Area Off Sitting Room
- EPC Rating: C
- Two Separate Reception Rooms
- Views Over Established Gardens
- Garage In Nearby Block
- Council Tax Band F



## **Ground Floor**

### **Entrance Door To:**

### **Hall**

Double glazed window to side. Radiator. Airing cupboard.  
Understairs cupboard with shelving and coat hooks. BT point.

### **Sitting Room**

18' 6" x 14' (5.64m x 4.27m). Double glazed bay window and further double glazed window to side. Double glazed doors to patio area. Wood mantel fireplace with electric fire. TV point. Two radiators. Wall lights. BT point. Thermostat. Double casement doors to

### **Dining Room**

12' 11" x 8' 10" (3.94m x 2.69m). Double glazed window to front. Wall lights. Radiator.

### **Kitchen**

12' 11" x 6' 10" (3.94m x 2.08m). Double glazed window to side. Range of base and wall units. Stainless steel 1 1/2 bowl sink unit. Neff double electric oven. Electric hob with extractor over. Built in fridge. Plumbing for washing machine or a dish washer. Local tiling. Radiator. Extractor.

## **Bedroom One**

11' 3" max x 10' 3" plus recess (3.43m x 3.12m). Double glazed window to side. Radiator. Two sets of double and single wardrobe cupboards. BT point. Wall mounted Vaillant gas boiler.

### **Ensuite Shower Room**

Double glazed obscured window to side. Modern suite comprising of low level WC, pedestal hand basin and shower cubicle. Fully tiled walls. Chrome heated towel rail. Extractor.

### **Bedroom Two**

11' 9" into recess x 8' 6" (3.58m x 2.59m). Double glazed window to side. Double wardrobe cupboard. Radiator.

### **Bathroom**

White suite comprising of low level WC, pedestal hand basin and panelled bath with shower attachment. Part wall tiling. Radiator. Extractor.

## **Exterior**

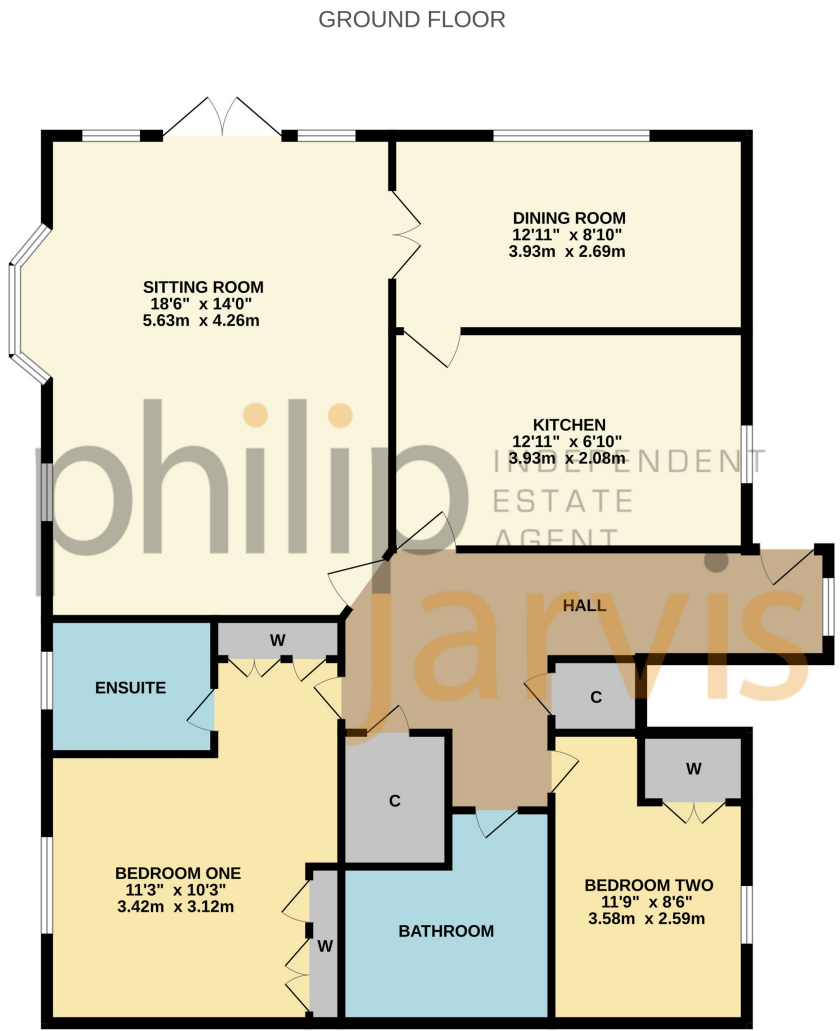
### **Rear Garden**

Southerly facing patio area found off the sitting room, accessed via double doors. Further small flower bed to one side of the apartment.

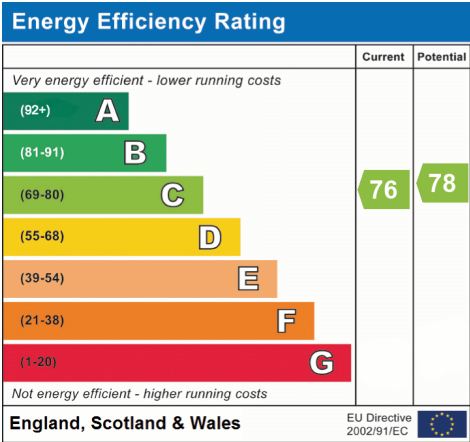
### **Garage**

Garage found in the nearby block.





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