



**philip
jarvis**
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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.



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 purchasers. The service 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		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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 is included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

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