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12 12 Grovelands, Old Ashford Road, Lenham, Kent. ME17 2QR.

£299,500 Leasehold

Property Summary

An opportunity to acquire a two bedroom first floor apartment found in the ever popular Grovelands retirement development in Lenham. This well presented property benefits from two separate reception rooms as well as a fitted kitchen. The master bedroom has an ensuite shower room and the second bedroom two deep wardrobe cupboards. There is also a fitted bathroom.

The apartment also features double glazing and gas central heating and there is a most pleasant balcony off the living room.

There is use of the communal gardens and a garage found in a nearby block. Found within walking distance of the village square with it's wide range of amenities this property certainly warrants early consideration.



Features

- Two Bedroom First Floor Apartment
- Fitted Kitchen
- Double Glazing And Gas Central Heating
- Communal Gardens
- Energy Efficiency Rating C
- Two Separate Reception Rooms
- Master Bedroom With Ensuite Shower Room
- Garage In Nearby Block
- Retirement Development For Over 55's



Ground Floor

Entrance Door To:

Lobby

Double glazed window to front. Radiator. Stairs to first floor with stairlift.

First Floor

Hall

Access to loft. Entry phone. Storage cupboard. Airing cupboard.

Living Room

18' 6" x 15' (5.64m x 4.57m). Double glazed window and double glazed doors to balcony. Double glazed window to side. Feature fireplace with wood mantel surround and electric fire. TV point. Radiator. Balcony accessed from living room with railings and views over neighbouring gardens. Double glazed casement doors to dining room.

Dining Room

12' 10" x 9' (3.91m x 2.74m). Double glazed window to front and side. Radiator. Glass casement door to kitchen.

Kitchen

12' 10" max x 11' 2" max (3.91m x 3.40m). Double glazed window to front. Range of fitted base and wall units. Neff double electric oven and stainless steel gas hob with extractor over. White 1 1/2 bowl sink unit. Zanussi washing/dryer machine and dishwasher. Harveys water softener. Fridge/freezer. Radiator. Local tiling.

Bedroom One

12' 6" max x 14' 2" into doorwell (3.81m x 4.32m). Double glazed window to rear. Double and single wardrobe cupboard. Radiator. TV point. Door to:

Ensuite Shower Room

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and shower cubicle. Radiator. Half tiled walls. Extractor.

Bedroom Two

10' x 8' 6" (3.05m x 2.59m). Double glazed window to front. Two sets of deep wardrobe cupboards. TV point. Radiator.

Bathroom

White suite of low level WC, pedestal hand basin and panelled bath with bath mate shower attachment. Half tiled walls. Radiator. Extractor.

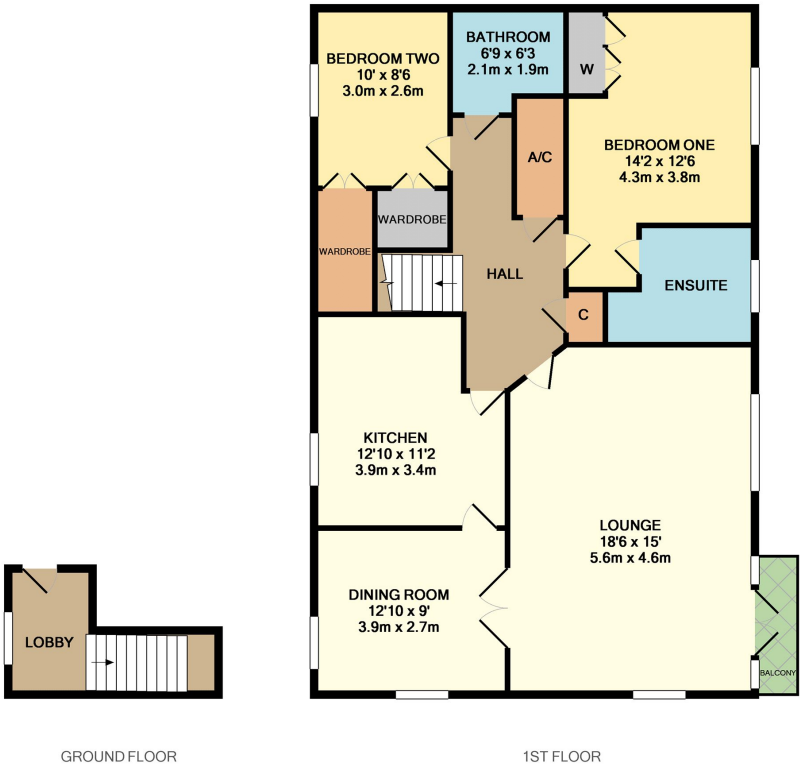
Exterior

Garden

There is use of the communal garden.

Garage

There is a garage found in a nearby block with up and over door, power and light.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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