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**29 Atwater Court, Lenham, Maidstone, Kent. ME17 2PW.**

**£250,000 Leasehold**

## Property Summary

"I think these retirement cottages are ideal for those looking for spacious accommodation in a central village location".- Matthew Gilbert, Branch Manager.

Available to the market is this two bedroom mid terraced cottage found within the popular Atwater Court Retirement Development in Lenham village.

Built approximately forty years ago the property offers well proportioned accommodation. Downstairs there are two reception rooms, fitted kitchen and shower room. Upstairs there are two double bedrooms with wardrobes and large bathroom.

Outside there is a rear courtyard garden and a garage found in a nearby block.

Atwater Court is an exclusive retirement development found along the Faversham Road within walking distance to the Square in Lenham.

There is the added security of an estate manager, personal alarm system, laundry room and guest suite. There is also use of the communal gardens, orchard croquet green, individual allotments and greenhouse.

Lenham is a well served village with shops, pubs, post office, doctors surgery and dentist. There is also a railway station in the village and good access to the M20 motorway at Leeds village.

This retirement home should be viewed at your earliest convenience to avoid disappointment.

## Features

- Two Bedroom Mid Terraced Retirement Property
- Downstairs Shower Room
- No Onward Chain
- Two Reception Rooms
- Well Presented Throughout
- EPC Rating: D
- Award Winning Development Built in 1984
- Garage In Nearby Block
- Village Centre Location
- Rear Courtyard Garden
- Council Tax Band F

## Ground Floor

### Entrance Door To

### Hall

Stairs to first floor. Stairlift. Electric wall heater, Understairs storage cupboard. Fully glazed door with side glazed panel to

### Living Room

18' 10" x 10' 8" (5.74m x 3.25m) Double glazed window to front. Electric heater. Electric fireplace with ornamental surround. TV & BT point. Double doors to

### Dining Room

8' 10" x 8' 9" (2.69m x 2.67m) Double glazed doors to courtyard. Electric heater. Serving hatch to kitchen.

### Kitchen

12' 9" x 8' 5" narrowing to 6' 5" (3.89m x 2.57m) Double glazed window and door to rear courtyard garden with direct pedestrian access to garage. Range of base and wall units. Stainless steel sink unit. Electric oven. Electric hob and extractor over. Space for fridge/freezer and plumbing for washing machine.

### Shower Room

White suite of low level WC, wall hung hand basin and shower cubicle. Localised tiling. Understairs cupboard. Dimplex wall heater.

## First Floor

### Landing

Window to front. Hatch to loft access.

## Bedroom One

12' 10" max x 12' 8" to wardrobe door (3.91m x 3.86m) Double glazed window to front. Electric heater. Wardrobe cupboards. BT point.

## Bedroom Two

13' 6" max x 10' 10" (4.11m x 3.30m) Double glazed window to rear. Electric heater. Wardrobe cupboards. TV point.

## Bathroom

Double glazed window to rear. White suite of low level WC, wall hung hand basin and panelled bath with shower attachment.. Large airing cupboard containing hot water cylinder. Towel rail. Localised tiling. Wall dimplex heater.

## Exterior

### Rear Courtyard Garden

Paved patio area. Plants and shrubs to borders. Pedestrian access to garage.

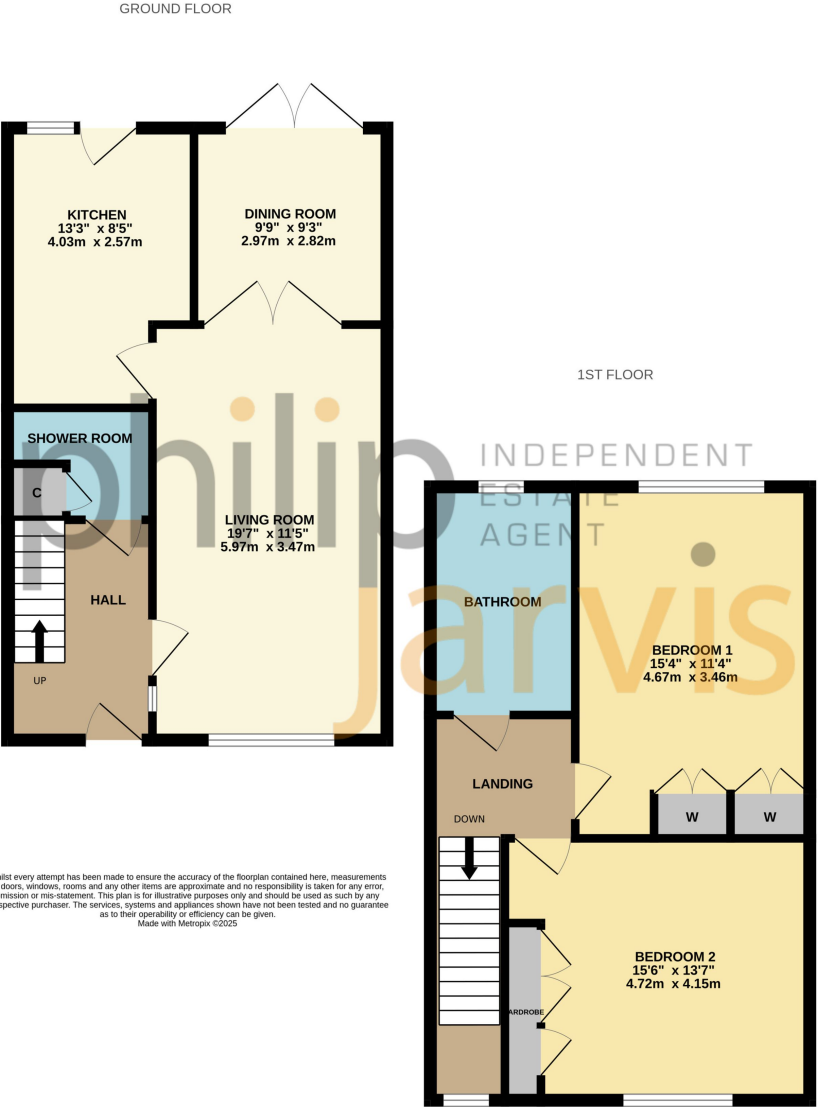
## Garage

There is a single garage in the block which offers power and light and an electric up and over door.

## Agents Note

1. The property is a leasehold property. There are approximately 110 years left on the lease. The current service charge is £6,656 per annum.
2. There is a 55+ age covenant for the purchase property.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   |         | 82                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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