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## 2 Atwater Court, Lenham, Maidstone, Kent. ME17 2PW.

£275,000 Leasehold

### Property Summary

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

A two bedroom mid terraced cottage found within the popular Atwater Court 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 age restricted development found along the Faversham Road just off the Square in Lenham. There is the security of an estate manager, personal alarm system, laundry room and guest suite. There is also use of the communal gardens and allotments.

The property is within walking distance of the village centre. 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 there is good access to the M20 motorway at Leeds village.

The property is being sold with no onward chain so an early viewing comes most recommended.

### Features

- Two Bedroom Terraced Property
- Award Winning Development Built in 1984
- Fitted Kitchen & Downstairs Shower Room
- Garage Accessed Via Rear Courtyard
- No Onward Chain
- Council Tax Band F
- Village Centre Location
- Two Reception Rooms
- Two Double Bedrooms
- Rear Courtyard Garden
- EPC Rating: D

**Ground Floor**

**Entrance Door To**

**Hall**

Stairs to first floor. Electric heater with stairlift. Fully glazed door with side panel to

**Living Room**

18' 10" x 10' 8" (5.74m x 3.25m) Double glazed window to front. Electric heater. Double casement door to

**Dining Room**

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

**Kitchen**

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

**Shower Room**

White suite of concealed low level WC, wall hung hand basin and shower cubicle. Towel rail. Understairs cupboard.

**First Floor**

**Landing**

Window to front. Access to loft.

**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.

**Bedroom Two**

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

**Bathroom**

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.

**Exterior**

**Rear Courtyard Garden**

Rear lobby leading to courtyard. Patio area. Gate to garaging.

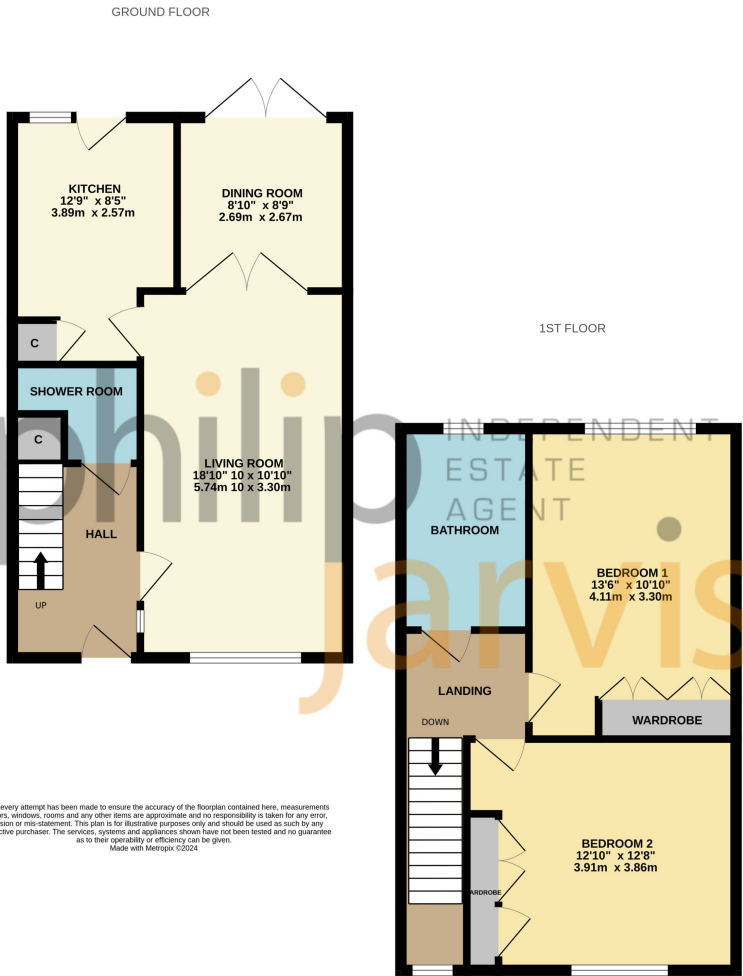
**Garage**

There is a single garage in the block to the rear of the property with direct pedestrian door access from the rear courtyard garden. Garage has power and light and electric up and over door.

**Agents Note**

1. There is a pedestrian access across the rear courtyard from 1 Atwater Court.
2. The property is a leasehold property. There are approximately 110 years left on the lease. The current service charge is £6,052 per annum.
3. There is a 55+ age covenant for the purchase property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing Strictly By Appointment With



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 contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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