



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**Flat 15, The Cloisters Ham Lane, Lenham, Maidstone, Kent. ME17 2PZ.**

**£160,000 Leasehold**

## **Property Summary**

**"This is such a great starter home or superb investment opportunity". -Matthew Gilbert, Branch Manager.**

Available to the market is this fantastic starter home within Lenham village.

The development has built in 1991 and consists of a range of one bedroom homes with allocated parking. You have your own front door that leads to a first floor landing area. There is a kitchen, open lounge/dining room, bathroom and double bedroom.

There is also a communal garden area.

Available with no forward chain this property should not be missed.

## **Features**

- First Floor Maisonette
- Allocated Parking Space
- Vacant Possession
- Communal Garden
- Well Presented
- Village Location
- EPC Rating: TBC
- Council Tax Band B

## **Ground Floor**

### **Front Door To Hall**

Double glazed window to side. Stairs to first floor landing.

## **First Floor**

### **Landing Area**

Electric wall radiator. Cupboard housing water tank. Hatch to loft access.

### **Kitchen**

6' 7" x 5' 6" (2.01m x 1.68m) Range of base and wall units. Sink and drainer. Integrated electric oven with hob. Extractor over. Space for washing machine. Localised tiling.

### **Lounge/Dining Room**

15' 10" x 13' 4" (4.83m x 4.06m) Double glazed window to front. Electric wall radiator. TV point. BT point.

## **Bedroom One**

12' 0" x 9' 11" (3.66m x 3.02m) Double glazed window to rear. Electric wall radiator. Built in cupboard with radiator and shelving.

## **Bathroom**

Fully tiled walls. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and glass screen. Chrome electric towel radiator. Extractor.

## **Front Garden**

### **Front**

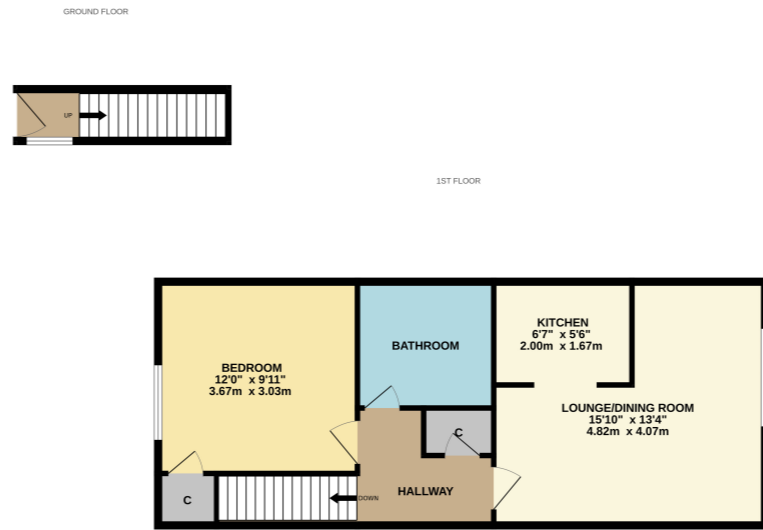
Pathway and shrubbery.

### **Parking**

Allocated single parking space.

## **Rear Garden**

Communal garden area mainly laid to lawn with shrubs, plants and trees.



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 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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