







## Flat 11 Westwood Lodge, Westwood Close, Lenham, Kent. ME17 2BW.

£215,000 Leasehold

### Property Summary

"What a great opportunity for a first time buyer or landlord investor". - Matthew Gilbert, Branch Manager.

This top floor apartment forms part of an exclusive gated development of just 19 properties on the fringes of Lenham Village. An internal viewing comes highly recommended to appreciate the space on offer.

There is a communal entrance hall with stairs leading to the second floor entrance. There is an internal door to an entrance hall and bedroom with built in wardrobes and French doors onto the balcony. There is a good size bathroom and open plan living kitchen area with another set of French doors leading to the balcony which has a southerly aspect.

Added to this there is a covered allocated parking space and communal areas which include a large feature pond and garden.

Please book a viewing at your earliest disappointment.



### Features

- Top Floor One Bedroom Apartment
- Allocated Parking Space
- Extremely Well Presented
- No Forward Chain
- Council Tax Band C
- Exclusive Development
- Edge Of Village Location
- Balcony Area
- EPC Rating: C

## **Ground Floor**

### **Main Entrance Door**

Intercom system. Post box. Stairs to apartment.

## **Second Floor**

### **Front Door To Porch**

### **Inner Door To Hall**

Hatch to loft access. Cupboard housing consumer unit. Separate cupboard. Housing air circulation unit. Radiator. Wall mounted thermostat.

## **Kitchen**

Range of base and wall units. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Gas hob with stainless steel extractor over. Localised tiling. Stainless steel sink and drainer. Built in double oven.

### **Lounge/Dining Area**

30' 2" x 11' 2" (9.20m x 3.40m) Two radiators. Double glazed window to rear. Double French doors to rear. TV & BT point.

## **Bedroom One**

12' 10" x 8' 4" (3.92m x 2.55m) Double glazed window to rear. Double glazed French doors to rear. BT & TV point. Built in wardrobe and side cabinet. Wall mounted thermostat.

## **Bathroom**

Part tiled walls. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and panel bath. Shower attachment over with glass screen.

## **Balcony**

Large decked area for table and chairs.

## **Exterior**

### **Gardens**

Electronic gated cul de sac. Communal pond, garden area and driveway leading to:

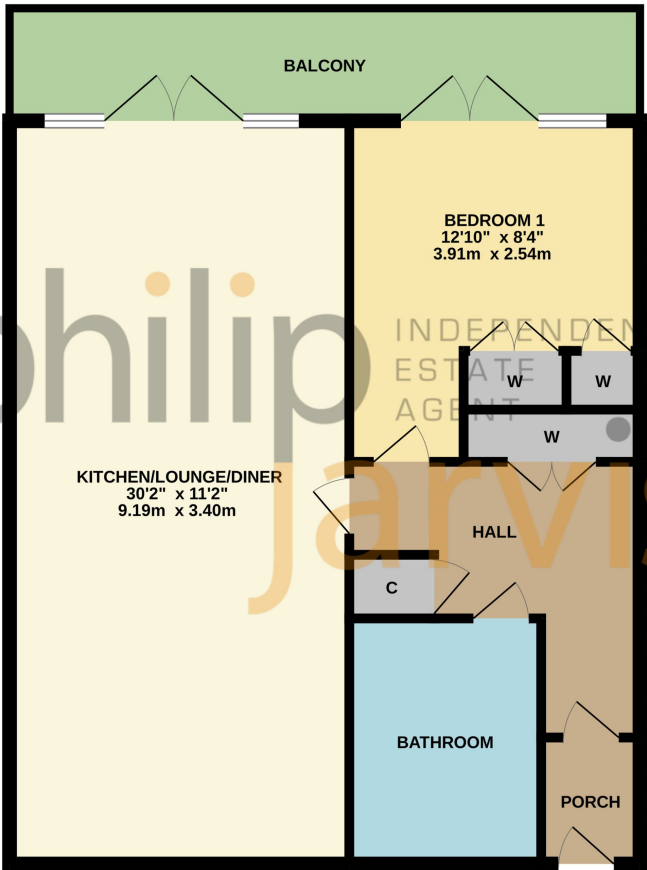
## **Parking**

Covered allocated parking area for one vehicle.





TOP FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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