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Flat 5 The Cloisters Ham Lane, Lenham, Kent. ME17 2PZ.

£160,000 Leasehold

Property Summary

"I love the location of this home situated on the edge of the village". - Matthew Gilbert, Branch Manager.

Presenting to the market this well presented ground floor apartment that was constructed in 1991.

The property consists of an entrance hall, open plan living/dining room, kitchen, double bedroom and bathroom.

Externally there are communal garden as well as access to an allocated parking space.

Added to this the property benefits from double glazing and is being offered to the market with no forward chain and vacant possession.

Lenham is an extremely well served village with its vibrant square offering a wide range of shops and amenities. There are also the benefits of a doctors surgery, primary and secondary school as well as a mainline railway to London Victoria. There is also great motorway access found nearby at junction 8 by Leeds Castle.

Features

- Ground Floor Maisonette
- Secondary Glazed Windows
- Communal Gardens
- EPC Rating: TBC
- One Bedroom
- Allocated Parking Space
- No Forward Chain
- Council Tax Band B

Ground Floor

Front Door To Hall

Double glazed obscured window to side. Cupboard housing consumer unit. Second cupboard housing water tank and immersion heater.

Lounge/Diner

Double glazed window to front with secondary glazing. BT & TV point.

Kitchen

Localised tiling. Range of base and wall units. Integrated electric oven and electric hon with extractor above. Sink and drainer. Space for washing machine.

Bedroom

Double glazed window to rear with secondary glazed unit. Built in double wardrobe with hanging rail and TV point.

Shower Room

Suite comprising of low level WC, wash hand basin and corner shower cubicle with glass door. Vanity cabinet and mirror. Chrome heated towel rail. Extractor.

Exterior

Front

Lawned areas with pedestrian and vehicular access to

Parking

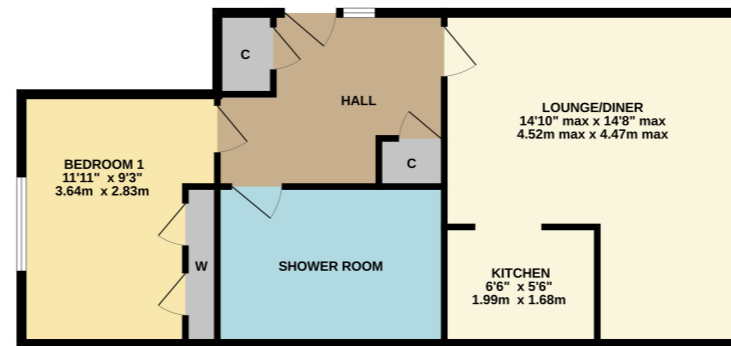
Communal parking area with an allocated parking space.

Rear Garden

Area to one side laid to lawn with shrubs, plants and trees. Tree boundary to the rear.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 condition or efficiency can be given. Mole Valley Properties (2024)

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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