



philip INDEPENDENT
ESTATE AGENT
Jarvis

1 Atwater Court | Lenham |
MAIDSTONE | ME17 2PW

- Two Bedroom End Of Terrace Retirement Home
- Courtyard Garden
- Garage
- Downstairs Shower Room
- Well Presented Throughout
- Two Reception Rooms
- EPC Rating: D



1 Atwater Court | Lenham | MAIDSTONE | ME17 2PW

Available to the market is this end of terraced retirement cottage located in the heart of Lenham village.

To the ground floor there is an entrance hall, large lounge, separate dining room, kitchen and downstairs WC and shower room. To the first floor there are two double bedrooms both benefitting from built in wardrobes and large updated shower room.

Added to this there is a private rear courtyard with direct access to a garage en block.

Atwater Court is an award winning development set in beautiful grounds and has the benefit of a full time warden and communal washer/dryer room. This property is available with no forward chain and should be viewed at your earliest convenience.

Ground Floor

Front Door To Hall

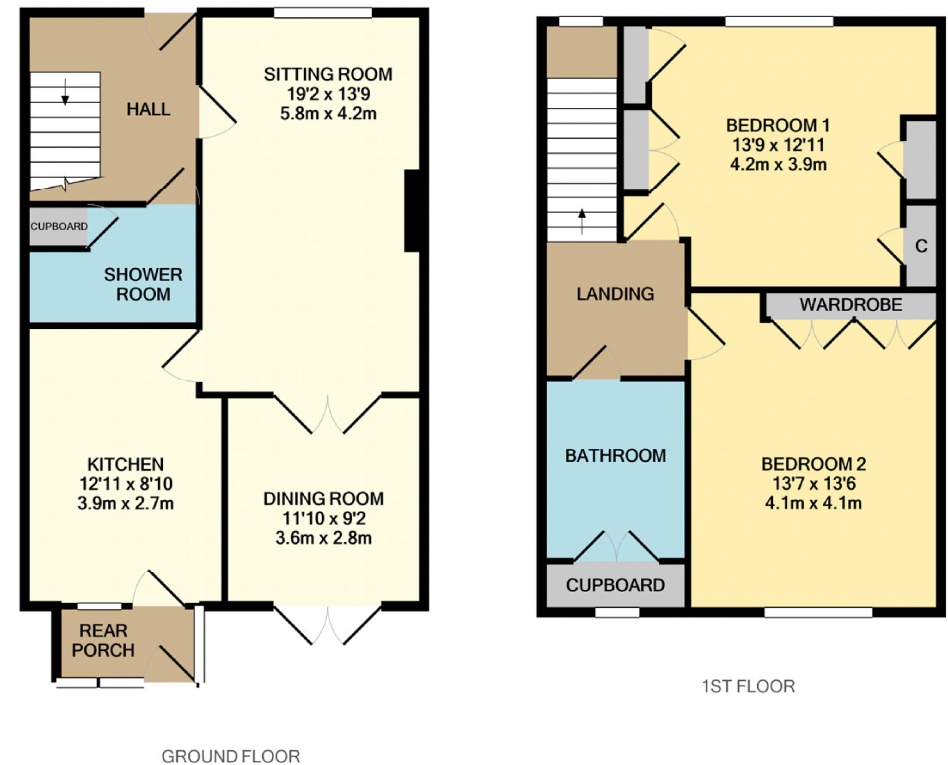
Stairs to first floor. Cupboard understairs. Electric wall heater. Window and glazed door to

Lounge

19' 2" x 13' 9" (5.83m x 4.19m) Double glazed window to front. Wall mounted electric heater. Electric fireplace with surround. TV point. Built in bookcase shelving unit.

Dining Room

11' 10" x 9' 2" (3.60m x 2.80m) Double glazed French doors to rear. Wall mounted electric heater.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Kitchen

12' 11" x 8' 10" (3.94m x 2.70m) Door to rear. Window to rear. Range of base and wall units. Integrated oven and grill. Electric hob with extractor over. Built in fridge/freezer and dishwasher. Stainless steel sink and drainer. Localised tiling. Wall mounted electric heater.

Rear Porch

Window to side and rear. Door to rear access. Space for washing machine. Shelving.

Shower Room

Suite comprising of low level WC, wash hand basin and shower cubicle. Localised tiling. Electric chrome heated towel rail. Wall mounted fan heater. Extractor. Storage cupboard. Shaver point.

First Floor

Landing

Double glazed window to front. Hatch to loft access.

Bedroom One

13' 9" x 12' 11" (4.20m x 3.94m) Double glazed window to rear. Two sets of built in double wardrobes. Wall mounted electric heater.



Bedroom Two

13' 7" x 13' 6" (4.14m x 4.11m) Double glazed window to front. Double and single built in wardrobes. Eaves storage to one side accessible via two separate doors. Wall mounted electric heater. TV point.

Shower Room

Double glazed window to rear. Suite comprising of low level WC, wash hand basin and separate shower cubicle. Chrome electric heated towel rail. Storage cupboard housing water tank. Wall mounted fan heater. Extractor.

Exterior

Front Garden

Pathway leading to front door. Communal grounds.

Rear Garden

Rear courtyard area. Paved. Shingled area to borders. Pedestrian gate access to

Garage

Single garage. Electric up and over door. Rear access. Window to rear. Power and light.



Local Information

Lenham is a well served village with a full range of local amenities. There is also a mainline railway station, with access to both Ashford and London. The M20 motorway is also found approximately five miles away.

Directions

On leaving the office walk past the Dog & Bear pub following the Faversham Road. After approximately 200 meters turn right onto Atwater Court. The property is the first house you meet on the left hand side on the second row of cottages.

AGENTS' NOTE: Under a section 52 Agreement, occupation is restricted to persons of 55 years or over. Emergency cover is provided by a resident manager with the assistance of an Aid Call Emergency Service. There is use of the communal gardens. There is also a laundry room for the use of residents as well as a guest suite for visitors.

There is an annual service charge payable on this apartment. Please contact the agent for more information.



Viewing strictly by appointment with
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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 the 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 is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Energy Performance Certificate



1, Atwater Court, Lenham, MAIDSTONE, ME17 2PW

Dwelling type: End-terrace house Reference number: 9258-6090-7253-7410-0200
 Date of assessment: 15 July 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 July 2020 Total floor area: 115 m²

Use this document to:

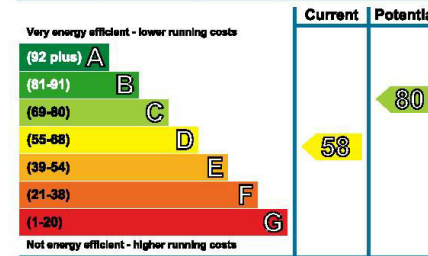
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,881
Over 3 years you could save	£ 1,557

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 279 over 3 years	
Heating	£ 3,717 over 3 years	£ 2,649 over 3 years	
Hot Water	£ 747 over 3 years	£ 396 over 3 years	
Totals	£ 4,881	£ 3,324	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 375
2 Low energy lighting for all fixed outlets	£30	£ 99
3 High heat retention storage heaters	£1,600 - £2,400	£ 783

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.