



philip INDEPENDENT
ESTATE AGENT
Jarvis



11 Loder Close, Lenham, Kent. ME17 2AQ.

£198,800 Leasehold

Property Summary

SHARED OWNERSHIP PROPERTY WITH RURAL HOUSING TRUST. A POTENTIAL OWNER MUST HAVE A GENUINE CONNECTION TO LENHAM VILLAGE. THIS MUST BE YOUR ONLY PROPERTY (YOU MUST NOT RENT IT OUT)

An opportunity to acquire a two bedroom semi-detached property being sold on a shared ownership basis through the Rural Housing Trust. The new owner will have a 71% share of the property and there will be a monthly rent to be paid on the remaining 29% share. A purchase price of £198,800 is based on an open market valuation of £280,000.

The house is found in a cul-de-sac development on the fringes of the popular village of Lenham.

The accommodation is arranged to include a porch leading through to the living room and then onto the modern fitted kitchen/diner overlooking the rear garden. Upstairs there are two well proportioned double bedrooms and bathroom.

The windows benefit from double glazing and there are also a newly installed Ecostrad electric heaters to the ground floor.

There is a driveway to one side of the house for multiple vehicles. The rear garden is laid mainly to lawn with a large patio area to one side. The property is within walking distance of both the village centre and railway station.

Rent on 29% Equity Share is £177.87 per month.

Features

- 71% Share Of Shared Ownership Property
- Living Room And Kitchen/Diner
- Driveway To Side Of Property
- EPC Rating: F
- Two Bedroom Semi-Detached House
- 30ft Rear Garden
- Cul-De-Sac Location
- Council Tax Band C

Ground Floor

Entrance Door To:

Porch

Double glazed window to front. Laminate flooring. Consumer unit. Door to

Living Room

14' 11" x 13' 11" (4.55m x 4.24m) Double glazed window to front. Electric Ecostrad heater. Stairs to first floor. Understairs cupboard. TV point. BT point. Fitted carpet.

Kitchen

13' 11" x 8' 8" (4.24m x 2.64m) Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Ceramic sink. Space for cooker. Stainless steel extractor hood. Space for fridge/freezer. Plumbing for washing machine. Electric Ecostrad heater. Attractive local tiling. Vinyl flooring.

First Floor

Landing

Access to loft. Fitted carpet.

Bedroom One

13' 11" x 8' 10" (4.24m x 2.69m) Double glazed window to rear. Electric panel heater. Fitted carpet.

Bedroom Two

13' 11" x 8' 6" (4.24m x 2.59m) Two double glazed windows to front. Electric panel heater. Fitted carpet.

Bathroom

Double glazed frosted window to side. White suite of concealed low level WC, vanity hand basin and panelled bath with shower attachment. Part tiled walls. Extractor. Airing cupboard. Vinyl flooring. Heated chrome towel rail.

Exterior

Front

Laid to lawn. Front hedge to border.

Parking

Shingled driveway to side. For multiple vehicles. Pedestrian gate to

Rear

Enclosed rear garden. Approximately 30ft maximum in length. Laid to lawn with patio area to rear and side. Plants to borders. Water tap. Light.

Agents Note

1. For more information on the Rural Housing Trust. Please visit their website ruralhousing.org.uk where you will find the 'Guidelines for Applicants' and the 'Application Form'.

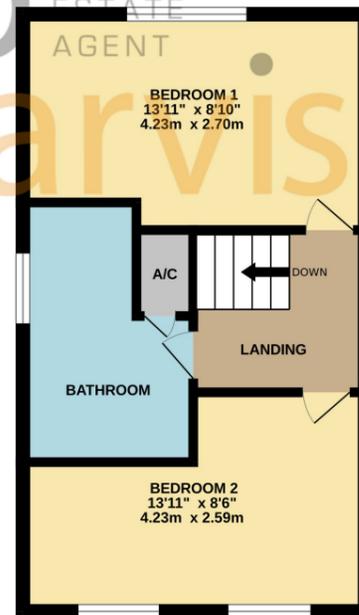
2. All offers must be presented to Philip Jarvis Estate Agent before applications are submitted.



GROUND FLOOR



1ST 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. Made with Metropix ©2020

INDEPENDENT ESTATE AGENT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
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.

