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## 3 Grovelands, Lenham, Maidstone, Kent. ME17 2QR.

£295,000 Leasehold

### Property Summary

"I was quite surprised at how well proportioned the home was, every room was just so generous in size". - Matthew Gilbert, Branch Manager.

Presenting to the market this well presented ground floor two bedroom apartment on the ever popular retirement development of Grovelands located within Lenham village.

The home comprises of an entrance hall, open plan kitchen/diner, lounge, master bedroom with ensuite shower room, second bedroom and family bathroom.

Externally there is a private patio and single garage en bloc. There is also the use of the beautiful communal grounds and common room.

Added to all of this the development used the control of Grange Management and they have a dedicated site manager that makes frequent visits.

Outside of the pretty grounds you will find yourself within Lenham village which offers a vibrant feel with a wide range of shops, cafes, and public houses. There is also great motorway access via junction eight for Leeds and its own mainline railway to London Victoria.

Please book a viewing without delay to avoid disappointment.

### Features

- Ground Floor Retirement Apartment
- Ensuite To Master Bedroom
- Well Presented Throughout
- No Forward Chain
- Council Tax Band F
- Two Bedrooms
- Private Terrace
- Garage En Bloc
- EPC Rating: TBC

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed window to front. Radiator. Storage cupboard with shelving. Thermostat. Separate cupboard housing water tank.

### **Kitchen/Dining Room**

16' 5" x 12' 11" (5.00m x 3.94m) Two double windows to front. Two radiator. Range of base and wall units. Sink and drainer. Brand new water softener. Electric hob with extractor over. Neff double oven. Space for washing machine and tall fridge/freezer. Localised tiling. Breakfast bar.

### **Lounge**

19' 2" x 14' 9" (5.84m x 4.50m) Double glazed window and double glazed French doors to garden access. Radiator. Gas fireplace with surround. TV & BT point. Wall lights.

### **Bedroom One**

12' 6" x 11' 3" (3.81m x 3.43m) Double glazed window to side. Radiator. TV & BT point. Two sets of built in wardrobes.

### **Ensuite**

Modern suite comprising of low level WC, wash hand basin and walk in shower cubicle. Fully tiled walls. Chrome heated towel rail. Extractor.

## **Bedroom Two**

11' 8" x 8' 5" (3.56m x 2.57m) Double glazed window to front. Radiator. Built in wardrobes.

### **Bathroom**

Double glazed obscured window to side. Fully tiled walls. Chrome heated towel rail. Modern suite comprising of low level WC, wash hand basin and corner bath with shower attachment. Extractor.

### **Exterior**

### **Private Courtyard**

Private patio area. Shrubs and plants to one side. Raised brick border.

### **Front Garden**

Paved pathway to front door. Outside light. Key box. Shrubs and plants to both sides. Area laid to lawn.

### **Garage**

External single garage. Electric up and over door. Power and light.

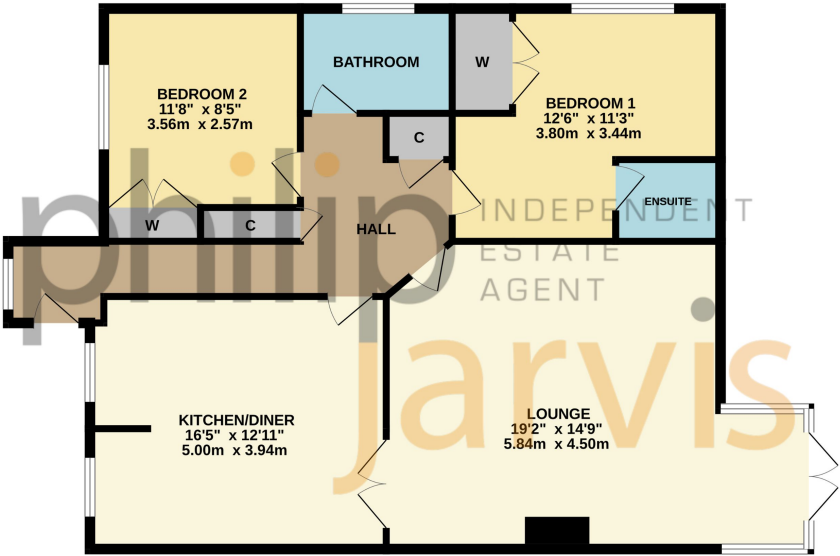
### **Communal Grounds**

Large lawned area with well established borders and trees. Communal bin stores. Formal gardens with pond. Use of function room and separate laundry room for all residents use.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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+)	74	76
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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 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.

