



philip INDEPENDENT  
ESTATE AGENT  
Jarvis





**28 Atwater Court, Faversham Road, Lenham, Kent. ME17 2PW.**

**£320,000 Leasehold**

## Property Summary

"The real bonus of this retirement cottage is the 24ft master bedroom including a dressing area. Added to this, the house is well positioned in the heart of the village". - Philip Jarvis, Director.

A two bedroom terraced retirement cottage found within the ever popular Atwater Court Development in Lenham.

The development was built approximately forty years ago and has always proved popular with purchasers.

The accommodation is arranged with two reception rooms, fitted kitchen and shower room/cloakroom. Upstairs the master bedroom is larger than usual with a dressing area and there is a second double bedroom and spacious further shower room.

Outside there is an attractive courtyard garden and a garage found in a nearby block.

Being part of a retirement development there are the added benefits and security of a courtyard manager and the Aid Call Emergency System. There is also the use of the very well maintained communal gardens, allotments, laundry room and guest suite.

Located in Lenham, the property is within walking distance of the village centre with all of its amenities, shops, two pubs, doctors surgery, dentist and post office.

Added to all the property is with no forward chain and it should be viewed at your earliest opportunity.

## Features

- Two Bedroom Retirement Cottage
- Downstairs Cloakroom/Shower Room
- Walk In Shower
- Garage In Nearby Block
- Resident Manager
- Council Tax Band G
- Two Separate Reception Rooms
- 24ft Master Bedroom With Dressing Area
- Attractive Courtyard Garden
- Central Village Location
- EPC Rating: D

## Ground Floor

### Entrance Door To:

### Hall

Stairs to first floor. Storage heater. Stairlift.

### Living Room

19' 6" x 11' 5" (5.94m x 3.48m). Double glazed window to front. Storage heater. Double doors to:

### Dining Room

9' 9" x 9' 3" (2.97m x 2.82m). Double glazed doors to garden. Storage heater. Hatch to kitchen.

### Kitchen

13' 3" x 8' 6" max (4.04m x 2.59m). Double glazed window and door to rear. Range of base and wall units. Integrated double oven. Electric hob. Extractor hood. Washing machine. Fridge/freezer. Stainless steel sink unit.

### Shower Room/Cloakroom

White suite of low level WC. Wall hung hand basin. Fully tiled shower cubicle. Local wall tiling. Wall heater extractor. Storage cupboard understairs. Heated towel rail.

## First Floor

### Landing

Access to loft.

## Bedroom One

24' 6" max x 13' 4" max narrowing to 8' 0" (7.47m x 4.06m). Two double glazed windows to front. Two electric panel heaters. Dressing area with two sets of double wardrobe cupboards.

## Bedroom Two

13' 8" to wardrobe door x 11' 3" (4.17m x 3.43m) Double glazed window to front. Electric panel heater. Two sets of double wardrobe cupboards.

## Shower Room

Velux style window to rear. White suite of low level WC, wall hung hand basin and walk in mobility shower. Part tiled walls. Wall heater. Storage cupboard. Heated towel rail.

## Exterior

### Rear Courtyard

Small enclosed patio garden. Canopied rear porch. Small storage area. Gate to rear that leads to the village and garage in nearby block.

### Garage

There is a garage found in a nearby block.

### Agents Note

1. There is a 55+ age covenant for any purchaser of the property.
2. The property is a leasehold property. There are approximately 110 year left on the lease. The current service charge is £6,052 per year (2024).





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(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	

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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