



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



9 Atwater Court, Lenham, Kent. ME17 2PW.

£258,000 Leasehold

Property Summary

"This superb retirement development is ideally located near the village square, with beautifully tranquil gardens". - Matthew Gilbert, Senior Branch Manager.

An opportunity to acquire a two bedroom ground floor apartment within the popular and award winning Atwater Court Retirement Development in the village of Lenham.

The accommodation is arranged to include a 19ft living room with door onto a patio area and views over the communal gardens. Added to this there is a fitted kitchen and two bedrooms and a bathroom.

There is also UPVC double glazing and a garage found in the nearby block.

Being part of an exclusive retirement scheme, there are the added benefits and security of a full time resident Courtyard Manager and the Aid Call Emergency System as well as other features. There is also the use of the very well maintained communal gardens, laundry and guest suite.

Lenham is a well served village with shops, pubs, post office, doctors surgery and dentist. There is also a railway station in the village and good access to the M20 motorway at Leeds village.

The property is also being sold with no onward chain, so an early viewing comes most recommended.

Features

- Exclusive Retirement Development
- Vacant Possession
- Garage In Nearby Block
- UPVC Double Glazing
- Council Tax Band D
- Ground Floor Two Bedroom Apartment
- Fitted Kitchen & Double Glazing
- Close To Village Centre
- No Forward Chain
- EPC Rating: D

Ground Floor

Communal Entrance Door To

Front Door

Lobby

Entrance door to

Hall

Double storage cupboard. Electric panel heater. Telephone point. Phone entry system. Shelving.

Lounge/Diner

19' x 14' 2" (5.79m x 4.32m) Double glazed window and double glazed door to side. Two electric panel heaters. Television point. Casement door to

Kitchen

9' 8" x 8' 2" (2.95m x 2.49m) Double glazed door to side. Range of base and wall units. Stainless steel sink unit. Diplomat electric oven and hob with extractor over. Space for washer/dryer, fridge/freezer and slimline dishwasher. Electric panel heater. Localised tiling. Vinyl flooring.

Bedroom One

13' 10" x 11' 5" (4.22m x 3.48m) Double glazed window to side. Two sets of built in double wardrobes. Electric panel heater. Television point and telephone point.

Bedroom Two

10' 10" x 8' (3.30m x 2.44m) Double glazed window to side. Built in double wardrobes. Airing cupboard. Electric panel heater.

Bathroom

White suite comprising of low level WC, hand basin, large walk in shower cubicle with Mira shower unit. Chrome heated towel rail. Extractor. Localised tiling.

Exterior

Garage

There is a garage found in nearby block with electric up and over door and internal power.

Courtyard Area

Accessible via the lounge and kitchen is a private paved patio area which looks onto the extensive communal grounds.

Communal Gardens

Communal open garden area. Large feature pond. Allotments and formal gardens.

Facilities

Use of wash room, visitors apartment and personal allotment upon availability.

Agents Note

1. The property is a leasehold property. There is a 150 year lease on the property, starting from 1984.

2. There is a 55+ age covenant for the purchase property.



GROUND 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 ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(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.

