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12 Grovelands, Old Ashford Road, Lenham, Kent. ME17 2QR.

£289,995 Leasehold

Property Summary

"This is such a great retirement development. It is so good you would never know its so close to the vibrant village square". - Matthew Gilbert, Senior Branch Manager.

A two bedroom first floor apartment found in the ever popular Grovelands retirement development in Lenham. Available with no onwads chain an early viewing comes most recommended.

There are two separate reception rooms with the living room benefitting from a balcony to one side. There is also a modern kitchen/breakfast room.

The master bedroom has built in wardrobes and an ensuite shower room. The second bedroom also has fitted wardrobes and there is a bathroom.

There is use of the communal gardens and residential function room as well as a garage found in a nearby block. Handily positioned the apartment is located within walking distance of the Village Square. Lenham boasts a wide range of amenities to include a co-op, doctors surgery and cafes.

Features

- Two Bedroom First Floor Apartment
- Master Bedroom With Ensuite Shower Room
- Balcony Off Living Room
- Use Of Communal Gardens
- EPC Rating: C
- Two Separate Reception Rooms
- Double Glazing And Gas Central Heating
- Garage In Nearby Block
- Retirement Development For Over 55's
- Council Tax Band F

Ground Floor

Entrance Door To:

Lobby

Double glazed window to front. Radiator. Stairs to first floor with stairlift.

First Floor

Hall

Hatch to loft. Entry phone system. Storage cupboard. Cupboard housing boiler.

Living Room

18' 6" x 15' (5.64m x 4.57m). Double glazed windows and double glazed doors to balcony. Double glazed window to side. Feature electric fireplace with wood mantel surround. Radiator. Balcony accessed from living room with railings and views over neighbouring gardens.

Dining Room

12' 10" x 9' (3.91m x 2.74m). Double glazed window to front and side. Radiator. Glass casement door to kitchen.

Kitchen

12' 10" max x 11' 2" max (3.91m x 3.40m). Double glazed window to front. Range of fitted base and wall units. Neff double electric oven and stainless steel gas hob with extractor over. White 1 1/2 bowl sink unit. Space for washing machine, dishwasher and fridge/freezer. Radiator. Local tiling.

Bedroom One

12' 6" max x 14' 2" into doorwell (3.81m x 4.32m). Double glazed window to rear. Double and single wardrobe cupboard. Radiator. Door to

Ensuite Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, hand basin and shower cubicle. Half tiled walls. Extractor. Feature heated towel rail. Wall cupboard.

Bedroom Two

10' x 8' 6" (3.05m x 2.59m). Double glazed window to front. Two sets of deep wardrobe cupboards. Radiator.

Bathroom

White suite comprising of low level WC, pedestal hand basin and walk in shower. Half tiled walls. Extractor. Chrome heated towel rail.

Exterior

Garden

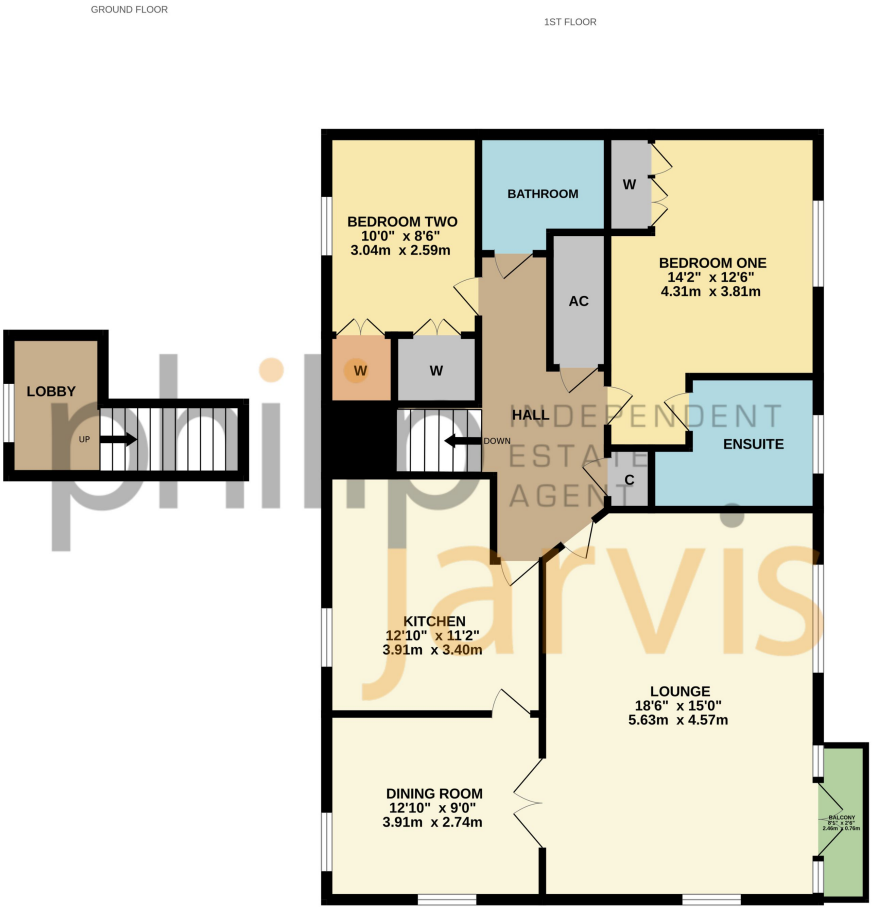
There is use of the communal gardens.

Garage

There is a garage found in a nearby block with up and over door, power and light. The garage is number 16.

Agents Note

This is a leasehold property. It was a 999 year lease from 29th September 1998.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(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



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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 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.