



philip  
INDEPENDENT  
ESTATE  
AGENT  
jarvis





# 7a Church Square, Lenham, Kent. ME17 2PJ.

Guide Price £225,000 Leasehold

## Property Summary

"I really like this spacious maisonette. Plenty of space and what a great location looking out over the village square". - Sam Newman, Marketing Consultant.

**\*\*GUIDE PRICE OF £225,000-£235,000\*\***

Presenting to the market is this spacious two bedroom maisonette arranged over two floors. Centrally located just off Lenham Square, an early viewing comes most recommended to fully appreciate everything this property has to offer.

The entrance door is found to the rear of the building accessed off Church Square with the accommodation laid over the first and second floor.

There is a well proportioned living room, kitchen/breakfast room, two double bedrooms and both a spacious bathroom and separate cloakroom.

Added to this there is double glazing and gas central heating. The property is presented in a good decorative order.

Lenham is a popular village with a range of shops, restaurants and amenities. Along with good stated primary and secondary schools. There are great commuter links with a mainline railway station to London Victoria, bus routes to Ashford and Maidstone and access to the M20 at junction eight.

There is no onward chain so please arrange a viewings today to fully appreciate all it has to offer.

## Features

- Guide Price of £225,000-£235,000
- Sitting Room & Kitchen/Breakfast Room
- Council Tax Band B
- Large Shower Room & Cloakroom
- No Forward Chain
- Two Bedroom Maisonette Over Two Floors
- Two Double Bedrooms
- Central Village Location
- Good Decorative Order
- EPC Rating: C

## Ground Floor

### Entrance Door To:

#### Lobby

Stairs to first floor.

## First Floor

#### Landing

Cupboard housing boiler. Thermostat. Separate cupboard housing consumer unit. Radiator.

#### Cloakroom

Frosted window to rear. White suite of low level WC and pedestal hand basin. Vinyl flooring.

#### Living Room

14' 10" x 13' 2" (4.52m x 4.01m) Sash window to front. Two radiators. Exposed beams. Understairs cupboard. Fitted carpet.

#### Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m) Sash window to front. Radiator. Exposed beams. Fitted carpet.

#### Kitchen/Breakfast Room

9' 9" x 9' 8" (2.97m x 2.95m) Window to rear. Stainless steel sink unit. Range of base and wall units. Electric oven and hob with extractor over. Plumbing for washing machine and dishwasher. Radiator. Local tiling. Vinyl flooring.

## Second Floor

#### Landing

Skylight to rear.

#### Bedroom One

14' 8" max into roof space x 14' 0" (4.47m x 4.27m) Sash window to front. Two eaves storage cupboards. Two radiators. Fitted carpet. Recess lighting.

#### Bathroom

Sash window to front. White suite of low level WC, pedestal hand basin and corner shower cubicle. Radiator. Extractor. Local tiling.

#### Exterior

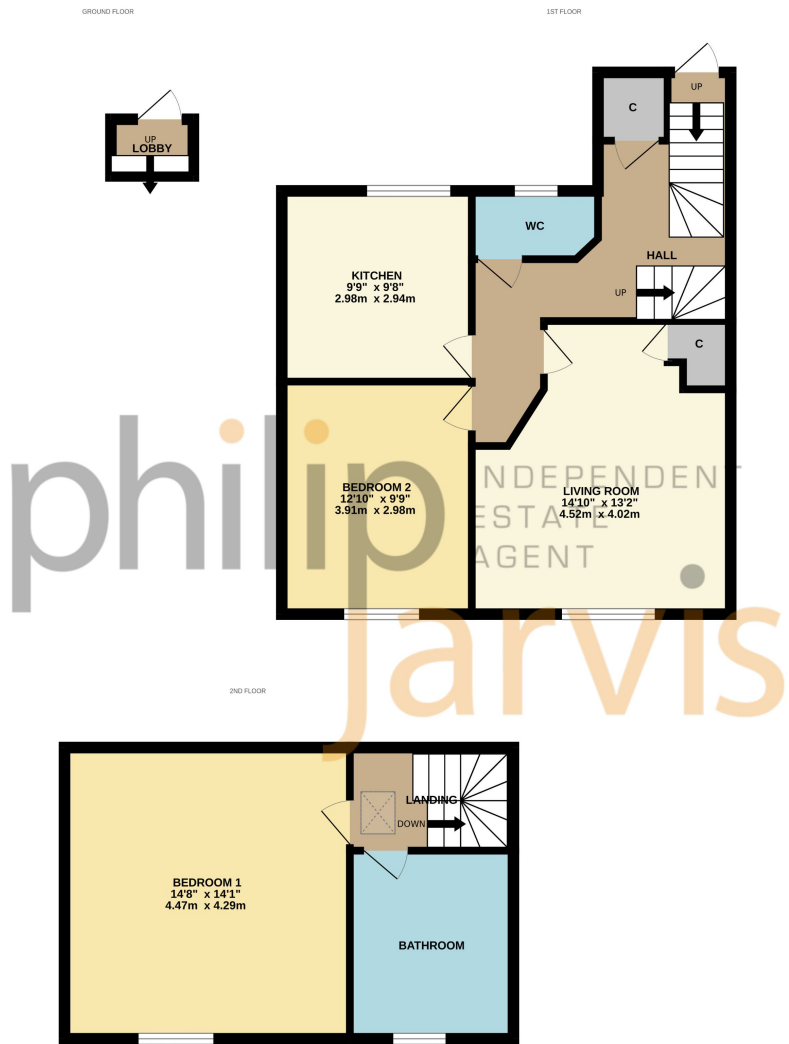
#### Parking

There is a parking area for the residents of Church Square found to the rear of the maisonette. Please check however with your solicitor/conveyancing before committing to the purchase.

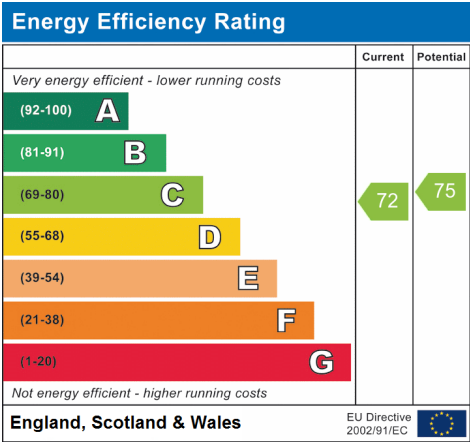
#### Agents Note

Service charge approximately £200 per annum lease length of 125 years from 30th April 2021. 120 years remaining.





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.  
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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.

