



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



Flat 7 Westwood Close, Lenham, Maidstone, Kent. ME17 2BW.

£240,000 Leasehold

Property Summary

"I was so impressed with the space in this large two bedroom first floor flat. What is more, there is a private balcony." - Philip Jarvis, Director.

There is no onward chain with this two bedroom first floor flat found within a small select development on the fringes of Lenham village.

Although over ten years old, the flat has a modern feel. There is a large open plan living area leading through to the kitchen/dining area with a selection of quality integrated appliances. There is also double doors leading to a large private balcony.

There are also two bedrooms and a bathroom. There is one allocated parking space in a covered area below the flats.

Well positioned, both the village centre and railway station are within walking distance. The M20 motorway is also only a short drive at Leeds.

An internal viewing comes most recommended to full appreciate the size and space of this property.

Features

- Two Bedroom First Floor Flat
- Select Gated Development
- Open Plan Kitchen/Living Area
- Covered Parking Space
- EPC Rating: B
- No Onward Chain
- Located On Fringes Of The Village
- Private Balcony
- Modern Kitchen & Bathroom
- Council Tax Band C

First Floor

Entrance Door To

Lobby

Double glazed window to side. Tiled floor.

Hall

Double cupboard housing Glow Worm boiler. Radiator. Intercom.

OPEN PLAN LIVING/KITCHEN AREA

Living Area

15' 10" max x 14' 10" narrowing to 8' 4" (4.83m x 4.52m)
Double glazed square bay window to side. Radiator. Fitted carpet. Leads through to

Kitchen/Dining Area

Double glazed doors with full length double glazed windows to either side leading onto balcony. Modern range of base and wall units. Neff built in electric oven and microwave oven. Neff stainless steel four ring gas hob with extractor over. Stainless steel one and a half bowl sink unit. Neff integrated fridge/freezer. Hotpoint integrated washing machine. Neff slimline dishwasher. Tiled floor. Downlighting.

Bedroom One

12' 10" x 10' 10" narrowing to 8' 8" (3.91m x 3.30m) Double glazed window to rear. Radiator. Fitted carpet.

Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m) Double glazed window to front. Radiator. Fitted carpet.

Bathroom

Double glazed frosted window to the front. Modern white suite of low level WC, pedestal hand basin and panelled bath with separate shower unit and screen. Chrome towel rail. Part tiled walls. Tiled floor. Downlighting. Extractor.

Exterior

Parking

There is one allocated parking space in an undercover area.

Garden

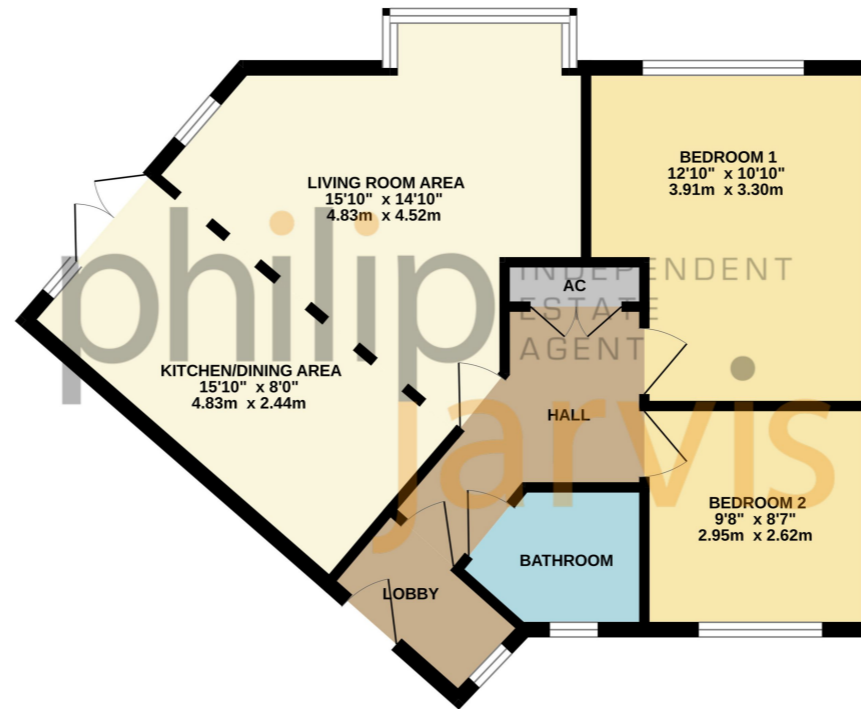
There is a communal garden area to the rear of the back of that flats.

Agents

1. The flat is leasehold property. The lease is 125 years long starting from 1st October 2012.
2. The current maintenance charge is £1832 per annum and the ground rent is £150 per annum.



FIRST FLOOR



While 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	82
	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.

