



philip INDEPENDENT
ESTATE
AGENT
Jarvis



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

£340,000 Leasehold

Property Summary

"This retirement cottage is set in an idyllic central village location, within a beautifully maintained grounds and with its own courtyard garden to take advantage of the lovely summer days" - Matthew Gilbert, Branch Manager.

This two bedroom retirement cottage situated within walking distance to Lenham village square. There are plenty of communal gardens and allotments to enjoy around the development as well as a useful laundry room and site managers that live on the complex.

The property comprises of entrance hall, open plan lounge dining room, updated kitchen and shower room, whilst to the first floor there are two double bedrooms with built in wardrobes and bathroom. Added to this there is a beautiful courtyard rear garden and access to a private garage situated en bloc.

This beautiful home has been improved throughout and has the added benefit of brand new fitted carpets. It really should be viewed to avoid disappointment.

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.

Features

- Two Bedroom Retirement Cottage
- Open Plan Lounge/Dining Room
- Two Double Bedrooms
- Garage In Block
- Vacant Possession
- Council Tax Band F
- Modern Fitted Kitchen
- Updated Downstairs Cloakroom/Shower Room
- Courtyard Garden
- Newly Carpeted
- EPC Rating: E

Ground Floor

Entrance Door To:

Stairs to first floor. Electric wall mounted heater. Small understairs cupboard. Glass casement door and window to

Lounge/Dining Room

29' 0" x 10' 11" (8.84m x 3.33m) Double glazed window to front. Bifold double glazed doors leading to courtyard rear garden. Two electric panel heaters. Electric fire with feature surround. TV & BT point.

Kitchen

12' 9" x 8' 6" max (3.89m x 2.59m). Double glazed window and door to rear. Modern range of base and wall units. Sink unit and drainer. Electric induction hob. Integrated AEG double oven. Fridge/freezer.

Shower Room

White suite comprising of concealed low level WC, hand basin and corner shower cubicle. Extractor. Chrome heated towel rail.

First Floor

Landing

Access to loft. Feature window to front. Electric wall mounted heater.

Bedroom One

12' 10" x 12' 9" to wardrobe door (3.91m x 3.89m). Double glazed window to front. Electric panel heater. Built in wardrobe cupboards.

Bedroom Two

13' 7" to wardrobe door x 11' (4.14m x 3.35m). Double glazed window to rear. Electric panel heater. Two sets of double wardrobe cupboards.

Bathroom

Feature double glazed window to rear. White suite comprising of concealed low level WC, wall hung hand basin and panelled bath with shower attachment. Local tiling. Airing cupboard. Heated towel rail. Dimplex wall heater. Extractor.

Exterior

Rear Garden

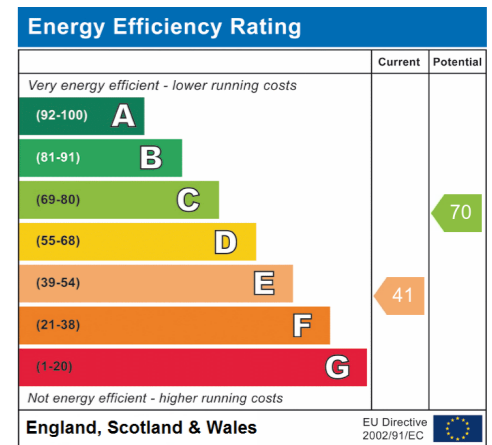
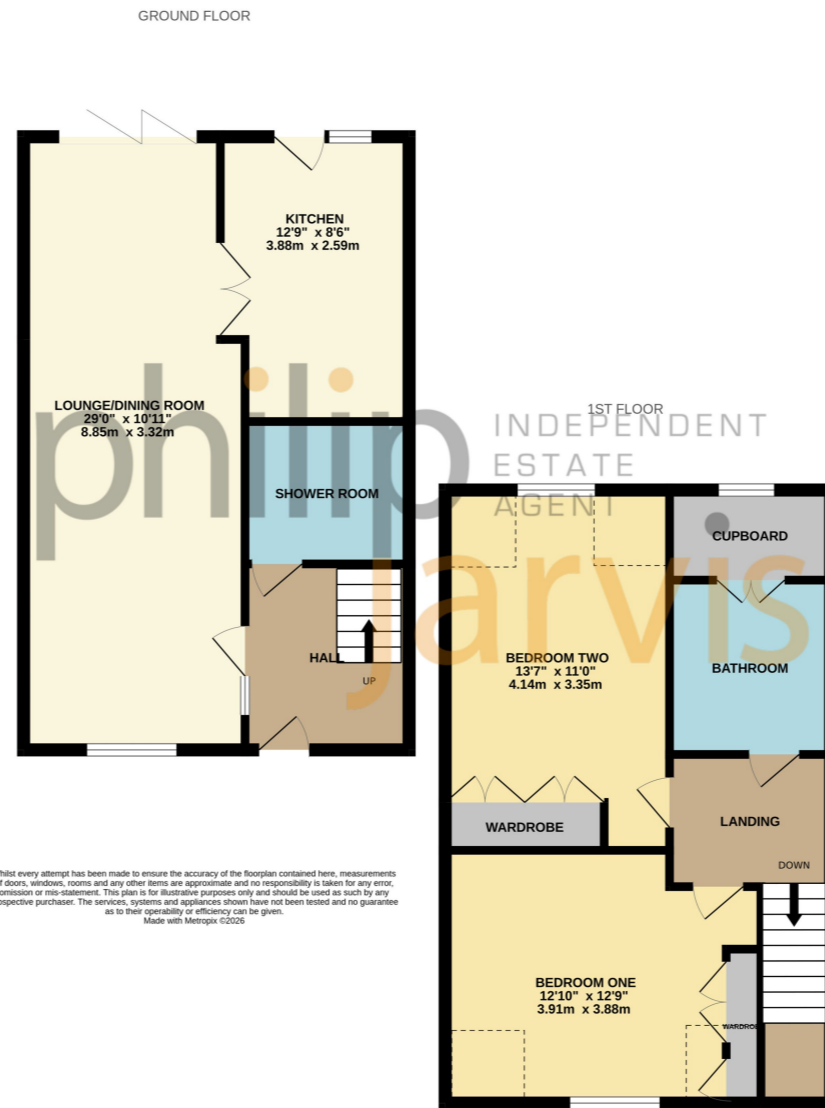
Courtyard patio garden with flower beds. Pedestrian access to garage. Outside light. Key box.

Garage

A garage is found in the nearby block.

Agents Note

1. There is 124 years remaining on the lease.
2. The service charge is £7,100 per annum.



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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