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AGENT
jarvis



28 Atwater Court, Faversham Road, Lenham, Kent. ME17 2PW.

£1,300 pcm

Property Summary

"The real bonus of this retirement cottage is the 24ft master bedroom including a dressing area. Added to this, the house is well positioned in the heart of the village". - Sally Pascoe, Sales & Letting Executive.

A two bedroom terraced retirement cottage found within the ever popular Atwater Court Development in Lenham.

This is an over 55's development, which has always been popular.

The accommodation is arranged with two reception rooms, fitted kitchen and shower room/cloakroom. Upstairs the master bedroom is larger than usual with a dressing area and there is a second double bedroom and spacious further shower room.

Outside there is an attractive courtyard garden and a garage found in a nearby block.

Being part of a retirement development there are the added benefits and security of a courtyard manager and the Aid Call Emergency System. There is also the use of the very well maintained communal gardens, allotments, laundry room and guest suite.

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
- Downstairs Cloakroom/Shower Room
- Walk In Shower
- Garage In Nearby Block
- Resident Manager
- Council Tax Band G
- Two Separate Reception Rooms
- 24ft Master Bedroom With Dressing Area
- Attractive Courtyard Garden
- Central Village Location
- EPC Rating: D

Ground Floor

Entrance Door To:

Hall

Stairs to first floor. Storage heater. Stairlift.

Living Room

19' 6" x 11' 5" (5.94m x 3.48m). Double glazed window to front. Storage heater. Double doors to:

Dining Room

9' 9" x 9' 3" (2.97m x 2.82m). Double glazed doors to garden. Storage heater. Hatch to kitchen.

Kitchen

13' 3" x 8' 6" max (4.04m x 2.59m). Double glazed window and door to rear. Range of base and wall units. Integrated double oven. Electric hob. Extractor hood. Space for washing machine. Fridge/freezer. Stainless steel sink unit.

Shower Room/Cloakroom

White suite of low level WC. Wall hung hand basin. Fully tiled shower cubicle. Local wall tiling. Wall heater extractor. Storage cupboard understairs. Heated towel rail.

First Floor

Landing

Access to loft.

Bedroom One

24' 6" max x 13' 4" max narrowing to 8' 0" (7.47m x 4.06m). Two double glazed windows to front. Two electric panel heaters. Dressing area with two sets of double wardrobe cupboards.

Bedroom Two

13' 8" to wardrobe door x 11' 3" (4.17m x 3.43m) Double glazed window to front. Electric panel heater. Two sets of double wardrobe cupboards.

Shower Room

Velux style window to rear. White suite of low level WC, wall hung hand basin and walk in mobility shower. Part tiled walls. Wall heater. Storage cupboard. Heated towel rail.

Exterior

Rear Courtyard

Small enclosed patio garden. Canopied rear porch. Small storage area. Gate to rear that leads to the village and garage in nearby block.

Garage

There is a garage found in a nearby block.

Agents Note

1. There is a 55+ age covenant for any tenant of the property.
2. The white good are for the use of the tenant but will not come with a warranty.
3. The stairlift is to beused at your own risk.



Tenancy Information
What Fees We Can Ask You To Pay

BEFORE YOU MOVE IN:

•Holding Deposit of £150.00 (which must not equate to more than one weeks' rent) This is to reserve the property. Please note, this will be withheld if any relevant person (including any guarantors) withdraw from the Tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy agreement (and/or deed of guarantee) within fifteen calendar days (or other deadline for agreement as mutually agreed in writing).

•Security Deposit of five weeks' rent. This covers damages or defaults on the part of the Tenant during the Tenancy.

DURING YOUR TENANCY:

• Unpaid rent: Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non payment of rent. Please note: This will not be levied until the rent is more than fourteen days in arrears.

• Lost keys or other security devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the Tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

• Variation of contract (Tenant's request): £50.00 (inc.VAT) per agreed variation. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents.

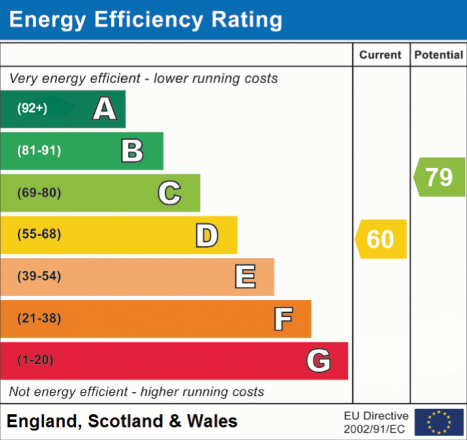
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

• Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum amount of rent outstanding on the Tenancy.

FURTHER INFORMATION:

• Philip Jarvis Estate Agent Ltd is a member of The Property Ombudsman Redress Scheme. www.tpos.co.uk

• Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.



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.

