



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



## 1 Atwater Court, Lenham, Kent. ME17 2PW.

£350,000 Leasehold

### Property Summary

"I was really taken by the living space of this cottage found on the edge of this popular retirement complex". - Matthew Gilbert, Branch Manager.

There is no onward chain with this property handily found in the centre of the village.

To the ground floor there is an entrance hall, large lounge, separate dining room, kitchen and downstairs WC and shower room. To the first floor there are two double bedrooms both benefitting from built in wardrobes and large updated shower room.

Added to this there is a private rear courtyard with direct access to a garage en block.

Atwater Court is an award winning development set in beautiful grounds and has the benefit of a full time warden and communal washer/dryer room. This property is available with no forward chain and should be viewed at your earliest convenience.

### Features

- Two Bedroom End Of Terrace Retirement Home
- Garage
- Well Presented Throughout
- EPC Rating: D
- Courtyard Garden
- Downstairs Shower Room
- Two Reception Rooms
- Council Tax Band F

## **Ground Floor**

### **Front Door To Hall**

Stairs to first floor. Cupboard understairs. Electric wall heater. Window and glazed door to

### **Lounge**

19' 2" x 13' 9" (5.83m x 4.19m) Double glazed window to front. Wall mounted electric heater. Electric fireplace with surround. TV point. Built in bookcase shelving unit.

### **Dining Room**

11' 10" x 9' 2" (3.60m x 2.80m) Double glazed French doors to rear. Wall mounted electric heater.

### **Kitchen**

12' 11" x 8' 10" (3.94m x 2.70m) Door to rear. Window to rear. Range of base and wall units. Integrated oven and grill. Electric hob with extractor over. Built in fridge/freezer and dishwasher. Stainless steel sink and drainer. Localised tiling. Wall mounted electric heater.

### **Rear Porch**

Window to side and rear. Door to rear access. Space for washing machine. Shelving.

### **Shower Room**

Suite comprising of low level WC, wash hand basin and shower cubicle. Localised tiling. Electric chrome heated towel rail. Wall mounted fan heater. Extractor. Storage cupboard. Shaver point.

## **First Floor**

### **Landing**

Double glazed window to front. Hatch to loft access.

## **Bedroom One**

13' 9" x 12' 11" (4.20m x 3.94m) Double glazed window to rear. Two sets of built in double wardrobes. Wall mounted electric heater.

## **Bedroom Two**

13' 7" x 13' 6" (4.14m x 4.11m) Double glazed window to front. Double and single built in wardrobes. Eaves storage to one side accessible via two separate doors. Wall mounted electric heater. TV point.

## **Shower Room**

Double glazed window to rear. Suite comprising of low level WC, wash hand basin and separate shower cubicle. Chrome electric heated towel rail. Storage cupboard housing water tank. Wall mounted fan heater. Extractor.

## **Exterior**

### **Front Garden**

Pathway leading to front door. Communal grounds.

### **Rear Garden**

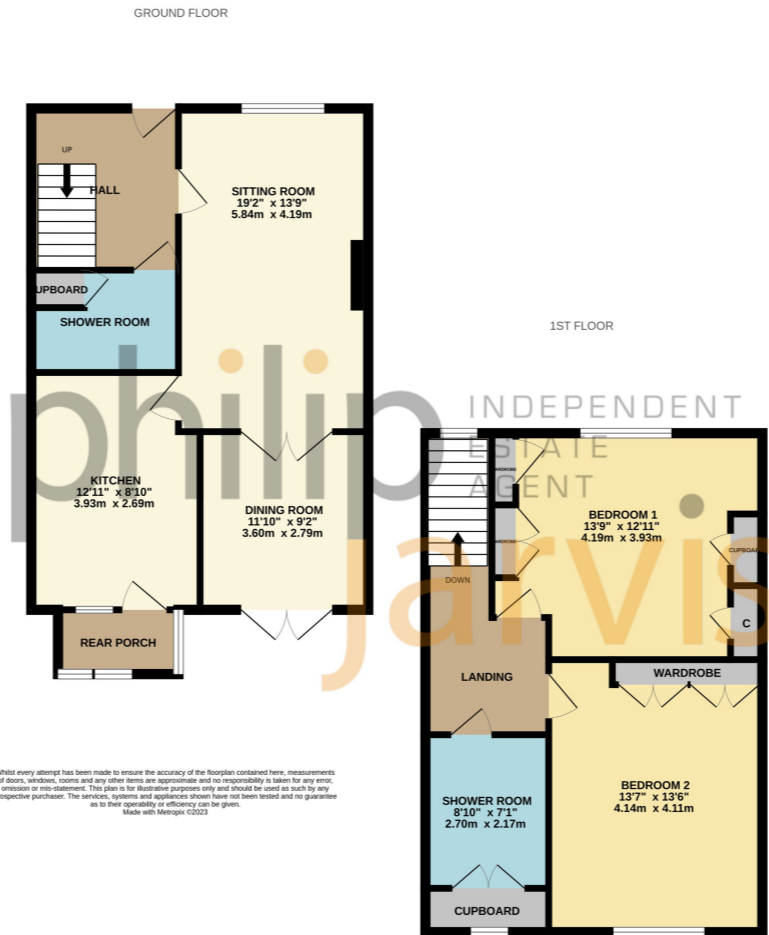
Rear courtyard area. Paved. Shingled area to borders. Pedestrian gate access to

### **Garage**

Single garage. Electric up and over door. Rear access. Window to rear. Power and light.

## **Agents Note**

Under a section 52 Agreement, occupation is restricted to persons of 55 years or over. Emergency cover is provided by a resident manager with the assistance of an Aid Call Emergency Service. There is use of the communal gardens. There is also a laundry room for the use of residents as well as a guest suite for visitors.



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

