



### **3 Atwater Court, Faversham Road, Lenham, Kent ME17 2PW**

A delightful, two-bedroom, mid-terrace cottage with patio garden and garage, in the heart of a bustling market village on the edge of the North Downs.

## Entrance Hall

## Downstairs Shower Room

## Sitting Room

## Dining Room

## Kitchen

## Two Double Bedrooms

## Bathroom

## Garage

## Patio Garden

## 150year Lease (from 1984)

## No Ground Rent

## 55+ Age Covenant.

# The Property

3 Atwater Court is a two bedroom terraced property with patio garden and garage.

A spacious sitting room with a feature electric fireplace leads to the separate dining room, which has French doors out onto the patio garden. The modern fitted kitchen has a range of wall and floor units and a built in oven, hob and an extractor fan. There is also a integrated washing machine and an integrated fridge/freezer. Leading off the entrance hall there is a cloakroom/shower room.

Upstairs are two double bedrooms, both with fitted wardrobes, and a family bathroom with plenty of storage space.

There is electric storage heating and a partially boarded loft, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

## Guide Price: £320,000 (Leasehold)

## Directions to Atwater Court

Atwater Court in Lenham is in the beautiful Weald of Kent. From the M20 exit at junction 8 and take the A20 Ashford Road, running parallel to the M20. Continue through Harrietsham towards Lenham. On the edge of the village, at the cross-roads, turn right into Faversham Road. Atwater Court will be found as the first turn on the left.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

For viewings please call the Estate Manager on 01622 850559 / 07701 316 486 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



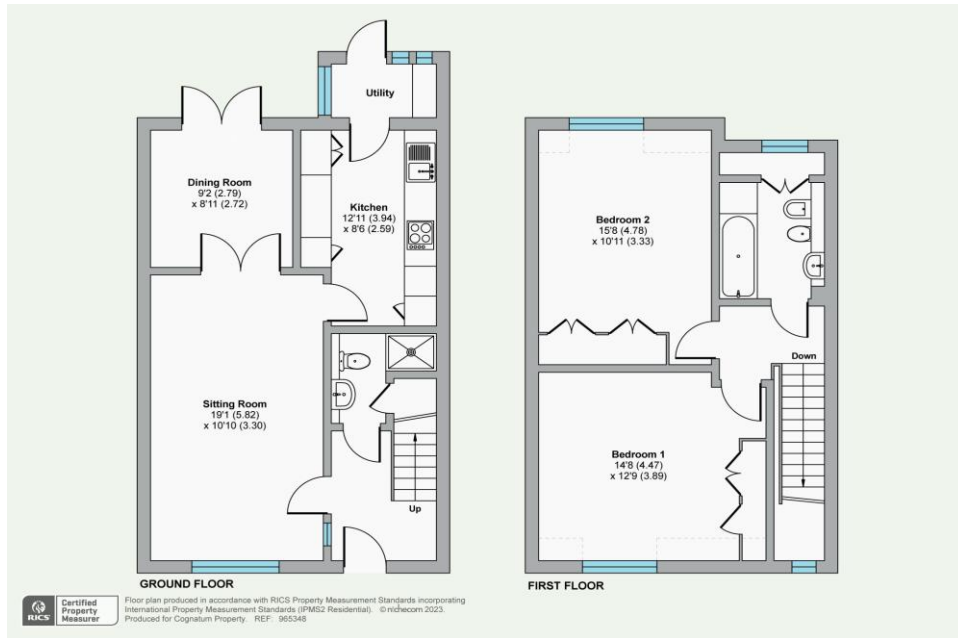
Bedroom 1



Bedroom 2



Bathroom



Rear Garden

**Approximate Gross Internals: 97.3 m<sup>2</sup> / 1048 ft<sup>2</sup>    Service Charge: £6,052pa**

**Energy Performance Rating: E**

**Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.






# Atwater Court

Atwater Court sits in the former walled garden and orchard of Grove House. Owners on the estate enjoy what must surely be some of the most beautiful views in England, across the gardens towards the tower of the 12th century St Mary's Church. Some features of the original garden remain, including mature trees, box hedges and the allotments and exquisite period potting shed, which are still in use. The properties surround two landscaped courtyards, which include a large lily pond and fountain.

Lenham is to be found in Kent, the 'Garden of England', and its picturesque market square is only a 50-yard walk from Atwater Court. It has had a market since 1088 and still offers many pleasant amenities, including a good selection of pubs and restaurants. The village is on the southern fringe of the North Downs and half a mile south of the ancient Pilgrims Way. There are rail services from Lenham and Ashford stations providing links to London, Europe and beyond. Just five miles from the estate is Leeds Castle, a 13th-Century seat most famous for once being home to Henry VIII's first wife, Catherine of Aragon, and only slightly further afield is Canterbury with its impressive cathedral, Norman castle and ruins of St Augustine's Abbey.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance

 29 PROPERTIES BUILT 1984	 RESIDENT ESTATE MANAGER	 GUEST SUITE	 LAUNDRY FACILITY	 GARDENER	 ALLOTMENTS
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The gardens/grounds at Atwater Court



Lenham Sunday Market



Chalk Cross War Memorial



Leeds Castle

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