



1 Atwater Court, Faversham Road, Lenham, Kent ME17 2PW

A delightful, two-bedroom, end-terrace cottage set within this beautiful development with lovely communal manicured gardens, 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

Upstairs Shower Room

Garage

Patio Garden

150 year Lease (from 1984)

No Ground Rent

55+ Age Covenant.

The Property

1 Atwater Court is a spacious two bedroom end terrace cottage with a patio garden and garage with side access.

On entering the property you step into a entrance hall with a door to the downstairs shower room comprising of a white suite. The very spacious sitting room has a feature electric fireplace and double doors which lead into the dining room which in turn has double French doors that lead out onto the patio garden. The kitchen has a range of wall and base units with a built in oven, hob and extractor fan plus and integrated fridge/freezer. The freestanding dishwasher is included in the sale price. Upstairs there are two double bedrooms both with double wardrobes and a shower room comprising of a white suite

There is electric storage heating and double glazing throughout and a loft, accessed from the landing via a folding ladder, provides useful extra storage.

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

Guide Price: £350,000 (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 / 07701316486 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1

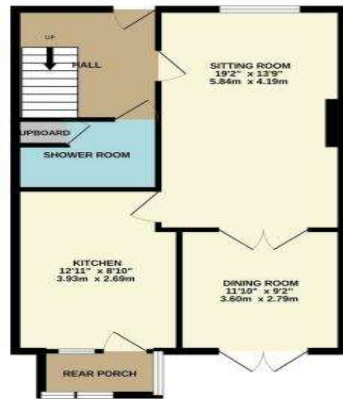


Bedroom 2



Upstairs Shower Room

GROUND FLOOR



1ST FLOOR



*While every attempt has been made to ensure the accuracy of the floorplans contained here, the Agent is not responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The Agent is not responsible for any errors, omissions or misstatements. Made with Metaphor 2020.



Rear

Approximate Gross Internals: 104 m² / 1123 ft² Service Charge: £6,052 pa Energy Performance Rating: (D) 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



GARDENER



ALLOTMENTS



LAUNDRY
FACILITY



The gardens/grounds at Atwater Court



Lenham Sunday Market



Chalk Cross War Memorial



Leeds Castle

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

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