



### **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





## 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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