2 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.

Cognatum PROPERTY

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

2 Atwater court is a well presented two bedroom mid terrace cottage situated in the beautiful Atwater Court estate.

Upon entering the property you are welcomed into a light and airy hallway which leads to the useful downstairs shower room and generous sitting room. Internal doors separate the sitting room from the dining room providing an ideal layout for entertaining.

The kitchen is fully equipped with a range of wall and floor cupboards along with an integrated hob, oven and fridge freezer.

Upstairs the property has two large double bedrooms both with built in storage. There is also a family bathroom that is accessed from the hallway with ample storage space.

Outside, the property benefits from a small, easy to maintain patio garden which offers direct access to the garage which is equipped with light and power and is conveniently located adjacent to the property.

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

Offers Over : £230,000 (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

Bathroom

Approximate Floor Area = 96.9 sq m / 1043 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 111.1 sq m / 1196 sq ft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101224

Rear with garden

Approximate Gross Internals: 96.9m² / 1043 ft² **Service Charge: £7097 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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The Property Ombudsman