Laing Bennett
Independent estate & letting agents

# 15 Church Walk Pound Lane, Elham - CT4 6UA

Guide Price £99,995

Approximate Gross Internal Area = 47 sq m / 506 sq ft

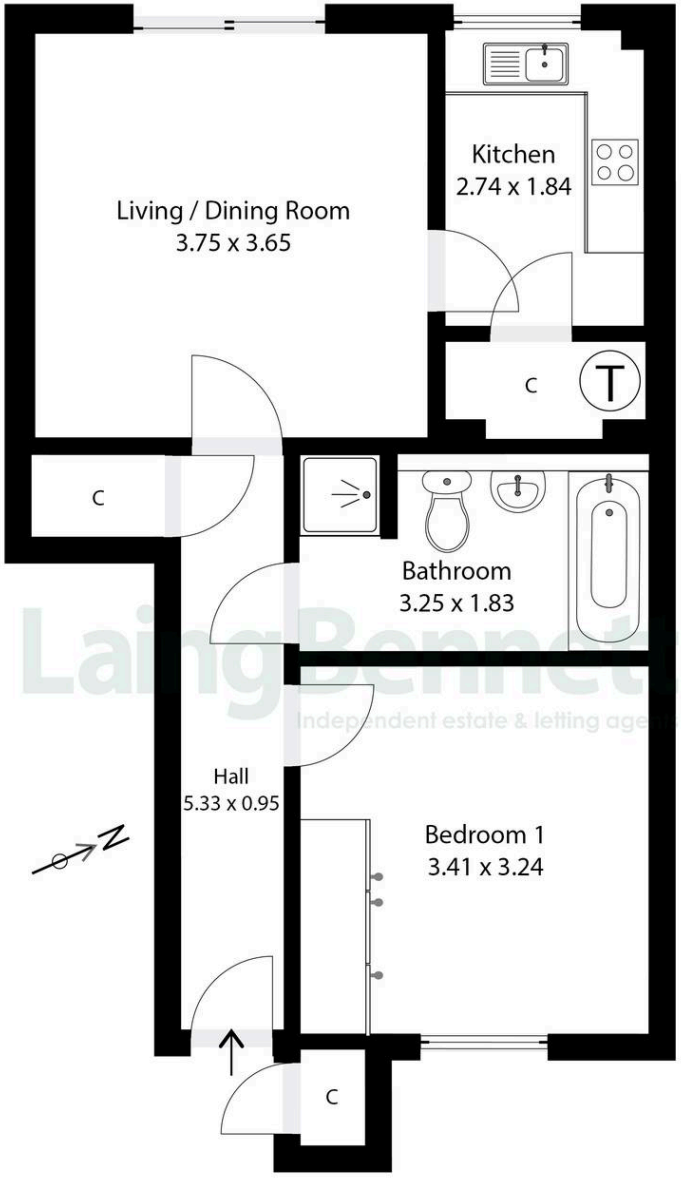


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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# 15 Church Walk Pound Lane

## Elham, Canterbury

A beautifully presented ground floor retirement apartment, ideally situated in the heart of the picturesque village of Elham, offering a wonderful opportunity to enjoy a relaxed village lifestyle with an excellent sense of community. Residents can enjoy the surrounding countryside, with scenic walks and a variety of local activities and events, from pétanque on the village green and the popular Christmas market to the welcoming Community Shed. Everyday amenities are conveniently close by, including the award-winning Kings Arms public house, delightful tea room and well-stocked village convenience store, while a regular bus service provides access to surrounding villages, the coastal town of Folkestone and the historic cathedral city of Canterbury. Both Folkestone and Canterbury have high speed rail services to London. The apartment itself offers a welcoming porch and hallway leading to a comfortable living/dining room with patio doors, a well-fitted kitchen, bedroom with fitted wardrobe and a bath/shower room/WC. Further benefits include residents' parking and beautifully maintained communal gardens, providing an attractive and sociable setting in which to enjoy village life. No Chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

# Laing Bennett

**Laing Bennett Ltd, The Estate Office, 8 Station Road - CT18 8HP**

01303 863393

info@laingbennett.co.uk

www.laingbennett.co.uk/


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