



The Square,
Maidstone ME17 2PG
Guide Price £525,000

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**FREEHOLD INVESTMENT OPPORTUNITY - 2/3 BEDROOM FLAT
AND COMMERCIAL SHOP OVERALL EXPECTED RENTAL INCOME IN
EXCESS OF £28,000pa**

A great investment opportunity in a prime village location. The shop is above the shop front and it is currently achieving roughly £14,000 per annum. The flat is currently vacant, but was previously let for £1150 ppm.

Set in the heart of Lenham's historic square, this attractive property combines excellent commercial potential with a charming residential home.

Lenham is a quintessential Kentish village, known for its picturesque square, medieval buildings, and welcoming community feel. The village offers a range of independent shops, pubs, restaurants, and everyday amenities, making it a highly desirable place to live. Excellent transport links include Lenham train station, providing regular services to London and Ashford International, as well as easy access to the M20 for commuters. Surrounded by stunning countryside, Lenham is a popular choice for those seeking a village lifestyle with convenient connections.



A more detailed description is as follows:

On the ground floor, you'll find a popular coffee shop currently let on a five-year lease, generating £1,200 per month – an excellent income-producing investment. The café offers generous space, ideal for a thriving business, and benefits from a lovely rear garden, perfect for outdoor seating.

Above the coffee shop, the first and second floors house a well-presented three-bedroom apartment full of character and flexibility. The first floor features a spacious kitchen, a bright lounge, a family bathroom, and two good-sized bedrooms. The top floor is home to the master bedroom with its own walk-in wardrobe.

About Lenham:

THE FLAT - First Floor:

Entrance Door To Stairs To:

Landing

Exposed beams. Stairs to second floor.

Study Area: 8'2" x 7'4"

Window to front. Radiator. Exposed beams.

Kitchen: 9'6" x 6'11"

Frosted window to rear. Range of base and wall units. White single bowl unit. Plumbing for washing machine. Space for fridge. Cupboard housing boiler.

Sitting Room: 12'2" x 10'11"

Window to front. Two radiators. Exposed floorboards. Exposed beams.

Bedroom One: 16' x 14' 4"

Two windows to rear. Recess lighting. Two radiators.

Bathroom:

Large Family bathroom, White suite of low level WC, pedestal hand basin and offset bath. Extractor. Shelving. Exposed beams.

Second Floor

Bedroom Two: 12' 10" x 12'

into roof space . Window to front. Radiator. Storage cupboard. Exposed beams. Leads through to:

Dressing Room/ Third Bedroom: 10' 6" x 8' 6"

into roof space. Window to rear. Radiator. Exposed beams.

THE SHOP

The Bow Window Coffee shop is in a prominent position fronting the village square, it has a good footfall and the building itself is very attractive.


Accommodation: The property comprises reception with waiting area, front and rear areas, disabled wc. The property has a shared rear garden with rear access from side alley. Total area 800 sq ft (74.32 sq m)

Rateable value / Council Tax: £2,731.80







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Location Map

