



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 offsest 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 squure, 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





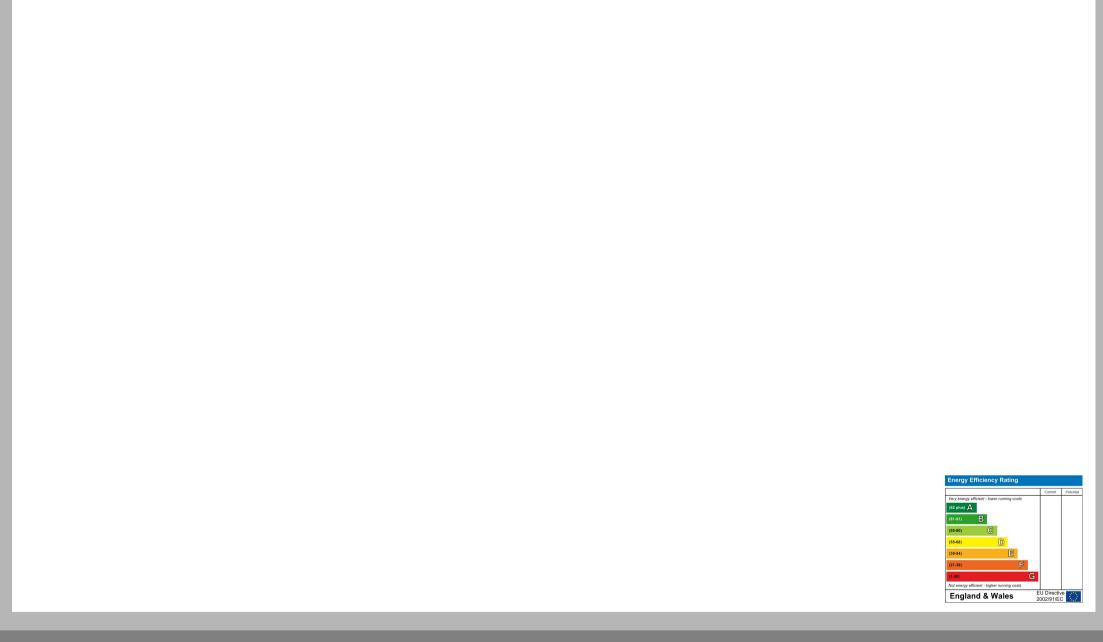












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Location Map

