Ibbett Mosely

High Street, Westerham, TN16 1RG

Asking Price £390,000 Leasehold

This beautiful penthouse apartment comes highly recommended.
Located in the Conservation Area it comprises one of six apartments in an historic building converted about ten years ago.
The penthouse has a contemporary luxury finish with two double bedrooms, en-suite shower room and stylish bathroom, the generous vaulted entreating space has a private balcony and the kitchen is fully fitted with Neff appliances.

- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Bathroom
- Open Plan Kitchen Reception Room
- Private Balcony
- Gas Central Heating
- Double Glazed Windows
- Fitted Window Shutters
- Gated Allocated Parking

This stunning penthouse is one of six apartments in the historic Cormorant Place, which has been innovatively and stylishly refurbished.
The apartment has been finished to a luxury, high specification throughout, with neutral décor and quality fittings which compliment the period features of large sash double glazed windows and high ceilings.
The accommodation extends to 679 sq. ft. (excluding the large boarded loft) and comprises a bright open plan kitchen reception room with vaulted ceiling with exposed beams, large sash windows, and access to a private balcony. The bespoke Neptune kitchen offers built in appliances and good storage in addition to a large island. There are two bedrooms, both with large windows and a master with an en-suite shower room and an additional bathroom.

LOCATION

Cormorant Place is in the centre of the historic town of Westerham, which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.
Oxted (5 miles) and Sevenoaks (7 miles) provide rail services into London Victoria (39 minutes) and London Bridge (32 minutes), and a further selection of shopping, eateries, entertainment and leisure facilities.
The national motorway network is easily accessed via the M25 at Sevenoaks (J5) or Godstone (J6).

THE LEASE

125 years from and including the 25th of March 2016 to and including the 24th of March 2141.

SERVICE CHARGES

We are advised that the service charge for the period 1st January to the 30th of June 2026 is £1.079.08.

GROUND RENT

The ground rent for the period 1st January to the 30th of June 2026 is £184, total £368 for the year.
NOTE: The Ground Rent is due for review in March

2026 so an adjustment may be applied from the review date.

BUILDINGS INSURANCE

The buildings insurance is charged on an annual basis (Details to follow).

SPECIFICATION

KITCHEN: Neff built in appliances including: Fridge and Freezer, Dishwasher, Washing/Dryer, Oven, Hob and Extractor Fan. Neptune Kitchen Cabinets and Under Counter LED Lighting.
RECEPTION ROOM: TV and Radio Socket, Phone and Broadband Socket, Hive Central Heating Control (Included in sale if required), Alarm Panel, Front Door and Rear Gate Phone/Camera. USB Sockets and Heat and Smoke Detectors.
BEDROOMS: Window Shutters included in the sale.
EN-SUITE SHOWER RIOOM AND BATHROOM: Window Shutters where fitted, Villeroy and Boch Basin Cupboards, Heater Mirrors with Lighting and Sockets, Hansgrohe Shower Fittings, Villeroy Boch Bath and Towel Rail Style Radiators.
HALL: Heat and Smoke Detectors, Alarm Box, Carbon monoxide Detector. Hatch with fitted ladder to the loft.
LOFT/STORAGE AREA: Vaillant wall mounted combination gas boiler, Fully Boarded, Lighting.
BALCONY: The Bench, Flower Pots and Artificial Grass can be included in the sale if required.
GATED CAR PARK: Opened with Transmitter or from the apartment.
GUARANTEE: Remainder of a ten year BLP warranty guarantee.

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

COUNCIL TAX

The property is located in the Sevenoaks District and is in council tax band "C".

DIRECTIONS

Leave Westerham on the A25 towards Oxted. Pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede on your right, Cormorant Place will then be found on the right.
Access to the parking is off Black Eagle Close.

EPC Rating- C

Cormorant Place, High Street, Westerham, TN16

Total Floor Area: 61.5 m² ... 662 ft² (excluding balcony)

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

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