



Ibbett Mosely

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## Atterbury Close, Westerham, Kent, TN16 1BQ

### Asking Price £240,000 Leasehold

Located close to Westerham town centre and the King George Playing Fields this self contained first floor purpose built flat is considered suitable for first time buyers or investors. The property has the benefit of the balance of a 189 year lease from 1993

- Bedroom
- Bathroom
- Reception Room
- Kitchen
- Electric Radiator Heating
- Double Glazing
- Allocated Parking Space
- Communal Gardens

A self contained second floor flat with the balance of a 189 lease from 1993.

Since purchasing the owner has replaced the heating with a modern electric radiator system, decorated throughout, replaced the front door and laid wood effect flooring to the reception room and hall.

Located in a residential cul-de-sac of similar one and two bedroom flats and some terraced houses, the property is considered suitable for first time buyers or investors.

#### LOCATION

Atterbury Close is a short walk of Westerham town centre where there are a range of shops, supermarkets, cafe's, restaurants and bars. One of the attractions of the town is The Green on which various annual activities take place and statues of past Westerham residents Sir Winston Churchill and General Wolfe stand. There is a medical centre, primary school, library and recreation ground.

Bus services from the town go to Oxted, Sevenoaks

and Bromley all with a wider choice of shops and stations to London.M25 access from junctions 5 and 6.

#### GROUND FLOOR

Front door with entry phone allowing access to the communal entrance hall.

#### SECOND FLOOR

Approached by stairs to a communal landing with store cupboard. Double glazed front door to the entrance hall.

#### ENTRANCE HALL

With entry phone, electric radiator, coats cupboard, linen cupboard with hot water cylinder. Wood effect flooring.

#### RECEPTION ROOM

With electric radiator, double glazed window, wood effect flooring and arch to the kitchen.

#### KITCHEN

Fitted with base and wall units, single drainer single

bowl stainless steel sink unit, electric cooker (To remain), space and plumbing for a washing machine, space for fridge/freezer, part tiled walls and double glazed window.

### BEDROOM

With electric radiator, double glazed window and wardrobe cupboards with sliding mirror fronted doors.

### BATHROOM

With enclosed bath with mixer tap and shower attachment, WC and hand basin. Part tiled walls, shaver socket, electric radiator and extractor fan.

### OUTSIDE

### ALLOCATED PARKING SPACE

Located on the opposite side of the road.

### COMMUNAL GARDEN

Being mainly lawn.

### THE LEASE

For a period of 189 years from the 1st of April 1993.

### GROUND RENT

The original ground rent was £150 for the first twenty five years of the lease, the current ground rent is £250 and is due to increase in 2039 and thereafter every twenty five years.

### SERVICE CHARGE

Our client has advised us that she currently pays £84 per month which includes the ground rent and buildings insurance.

### SERVICES AND COUNCIL TAX

Mains water, electricity and drainage.  
Please note there is no gas in the property.  
Sevenoaks District Council - Band "B"

### ROUTE TO VIEW

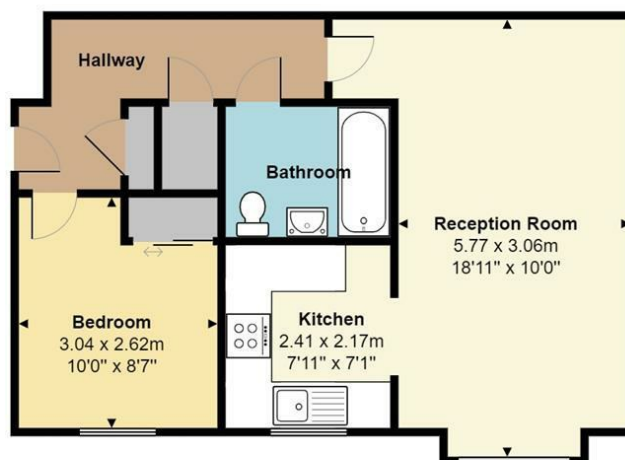
Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Turn right after about a quarter of a mile into Quebec Avenue and then first left into Atterbury Close.



EPC Rating- C

Atterbury Close, Westerham, TN16

Total Floor Area: 43.7 m<sup>2</sup> ... 470 ft<sup>2</sup>



Measurements are approximate,  
not to scale and for illustrative purposes only.  
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**Ibbett Mosely**

**Westerham 01959 563265**

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