



Ibbett Mosely



## High Street, Brasted, Kent, TN16 1JE

### Guide Price £465,000 Leasehold - Share of Freehold

BRASTED COURT IS A SELECT DEVELOPMENT OF EIGHT APARTMENTS BUILT IN THE LATE NINETEEN HUNDREDS IN THE GROUND OF BRASTED PLACE WHICH IS A MAGNIFICENT GRADE I LISTED MANSION DESIGNED BY THE CELEBRATED ARCHITECT ROBERT ADAM IN 1784. NUMBER 2 BRASTED COURT IS A SPACIOUS SELF CONTAINED APARTMENT AND ENJOYS THE USE OF THE MAGNIFICENT COMMUNAL GARDENS AND GROUNDS

- Bedroom One with En-Suite Bathroom
- Bedroom Two
- Bathroom
- Double Aspect Reception Room
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Single Garage & Parking
- Magnificent Communal Parkland Grounds

#### \* FOR SALE FREE OF ONWARD CHAIN\*

Brasted Court was constructed in the late nineteen hundreds in the grounds of Brasted Place, which is a splendid Grade I listed mansion dating from 1784 and was designed by the celebrated architect Robert Adam for John Turton, physician to George III. It is understood that Brasted Place has earlier origins as well as later additions.

Brasted Court comprises eight two and three bedroom apartments on two floors with communal hallways each serving four apartments.

#### GROUND FLOOR

Entry phone system to the side of the front door which opens to a carpeted communal hall, front door to

#### HALL

With radiator, entry phone system, double cloak cupboard and linen cupboard with hot water cylinder and shelving. Multi painted glazed door to

#### RECEPTION ROOM

A spacious double aspect room with two radiators, double glazed windows and double doors to front courtyard, wall light points and stone surround to fireplace

#### FITTED KITCHEN

Fitted with a range of granite work surfaces with drawers and cupboards below, built in appliances including double oven, gas hob, extractor hood, dish washer, washing machine, fridge and freezer. Tiled floor, double glazed window, part tiled walls and radiator. Inset stainless steel one and a half bowls with side drainer and wall cupboards and shelves.

#### MASTER BEDROOM

With radiator, double glazed window, range of wardrobe cupboards and door to

#### EN-SUITE BATHROOM

With enclosed bath, separate shower cubicle, w.c., and hand basin. Tiled walls and floor, radiator, double glazed window, extractor fan and shaver socket.

### BEDROOM 2`

With radiator, double glazed window and wardrobe cupboard.

### BATHROOM

With enclosed bath, w.c. and hand basin. Tiled walls and floor, radiator, double glazed window and extractor fan.

### OUTSIDE

Single garage with up and over door, light and power and parking space in front. Visitors parking area. The communal gardens and grounds for Brasted Court and Brasted Place extend in all to about eight and a half acres and form a delightful parkland setting for the properties. There are wide expanses of lawns, specimen trees and shrubs and an orchard.

### THE LEASE

We are advised that the lease is for a period of 999 years from the 1st of January 1996  
The freehold is owned by the eight owners of Brasted Court in equal shares.  
No Ground Rents are payable.

### SERVICE CHARGE

There are annual service charges payable, regarding Brasted Court and there is a second service charge regarding Brasted Place Estate.  
Copies of the 2024 accounts for Brasted Court and Brasted Place are available on request.  
The service fees for 2026 are:  
Brasted Estate - £1,544.81 payable by each of the 17 properties - This is for maintenance/gardening - covering the grounds from the gated entrance and to the rear of Brasted Place.  
Brasted Court - £3,412.50 payable by the 8 apartments in Brasted Court and also a payment of

£1,000 each into the reserve fund. These charges cover building insurance, communal water and lighting, exterior painting, exterior maintenance to roofs and gutters, gardening, plants and window cleaning.  
Brasted Court are planning on resurfacing the driveway within Brasted Court area next year, 2025 accounts have not as yet been finalised.

### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council Tax Band "G"

### ROUTE TO VIEW

From Westerham proceed on the A25 towards Sevenoaks, Brasted will be the first village that you enter having left Westerham. Continue through the village turning right just after the White Hart Pub/Restaurant into The Carriageway. Continue up the drive, after the electric gates take the first turn into a private drive leading to Brasted Court and park in the visitors parking area.



## EPC Rating- C



TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Ibbett Mosely

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