

Ibbett Mosely

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Hortons Way, Westerham, TN16 1BT

£350,000 Leasehold

A spacious and contemporary two double bedroom ground floor apartment extending to about 739 sq ft with its own area of garden.

Built to a high standard by the Kent House Partnership and being one of only eight homes with communal entrance and additional garden.

- Two Double Bedrooms
- Two Bath/Shower Rooms (One En-Suite)
- Open Plan Living Room and Kitchen
- UNderfloor Gas Central Heating
- Double Glazed
- Colour Video Entry System
- Private Garden Area
- Private Parking Space
- No Onward Chain

Welcome to this delightful apartment located on Hortons Way in the charming town of Westerham. Built in 2018, this modern property offers a perfect blend of contemporary living and comfort. With two well-proportioned bedrooms, it is ideal for couples, or individuals seeking a stylish home.

The apartment features a spacious reception room, open plan to a well appointed kitchen that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The two bathrooms add convenience and privacy.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this desirable area. The apartment's location allows for easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a vibrant community.

Westerham is known for its picturesque surroundings and rich history, offering a peaceful retreat while still being well-connected to larger towns and cities. This apartment, built with modern standards in mind, is a fantastic opportunity for anyone looking to settle in a lovely part of Kent.

In summary, this two-bedroom apartment on Hortons Way is a superb choice for those seeking a contemporary living space in a beautiful location. Don't miss the chance to make this wonderful property your new home.

LOCATION

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted, which both have railway links to London, and the M25 is just minutes away.
The town is surrounded by some of the best countryside Kent can offer, with endless stunning walks and historical landmarks. Westerham's roots date back to the Vikings and Romans.
Today Westerham has evolved into a charming

market town, attractive to residents, diverse businesses and visitors. Market Square, The Green and the High Street offers a comprehensive range of local shopping facilities with many independent shops, together with a variety of cafes, restaurants and pubs.
There is an excellent choice of leisure facilities, home to Westerham golf course and close to Lingfield race course and many National Trust attractions such as Chartwell House.

SPECIFICATION
Bloomfield Apartments were built by the Kent House Partnership in 2017/2018, to a high specification, all the apartments have a great layout with a clever use of the space, giving the impression of comfort and luxury.
The Kent House Partnership focused on delivering a quality development with attention to detail both internally and externally.

COMMUNAL
1. Coloured video entry system linked from the communal entrance to the apartment.
2. Contemporary communal areas.
3. A welcoming landscape with 24 hr CCTV.

KITCHENS
1. Worktops with recessed sink.
2. Integrated appliances including fridge/freezer, dishwasher, oven, induction hob, microwave/combi oven and washing machine.

BATHROOMS
1. Contemporary sanitary ware including vanity units.
2. Mixer taps and thermostatically controlled shower heads.
3. Fully tiled walls and floors.
4. Heated towel rail.
5. Shaver sockets.

THE LEASE
The lease is for a period of 150 years from the 1st of January 2018.

GROUND RENT
The ground rent is £250 per annum and is paid half yearly.

SERVICE CHARGE
The annual maintenance service charge is £3,240.76 and is payable half yearly on the 1st of January and 1st of July.

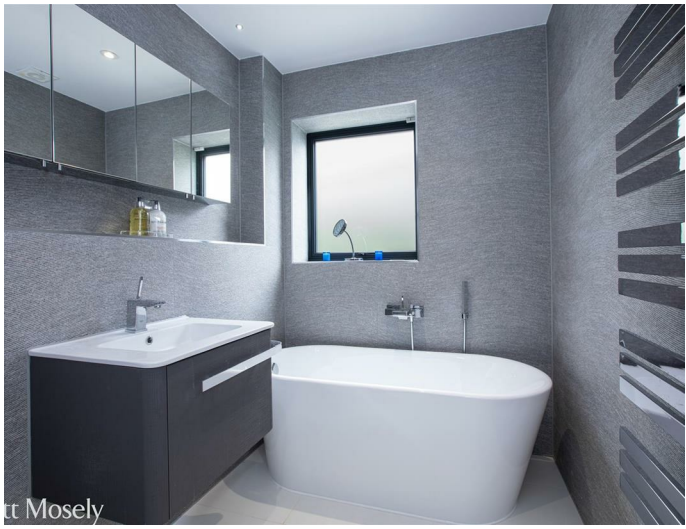
SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Sevenoaks District Council - Band 'D'.

ROUTE TO VIEW
Leave Westerham on the London Road (A233) towards Biggin Hill. After the zebra crossing turn right into Hortons Way and the development will be seen in front of you.



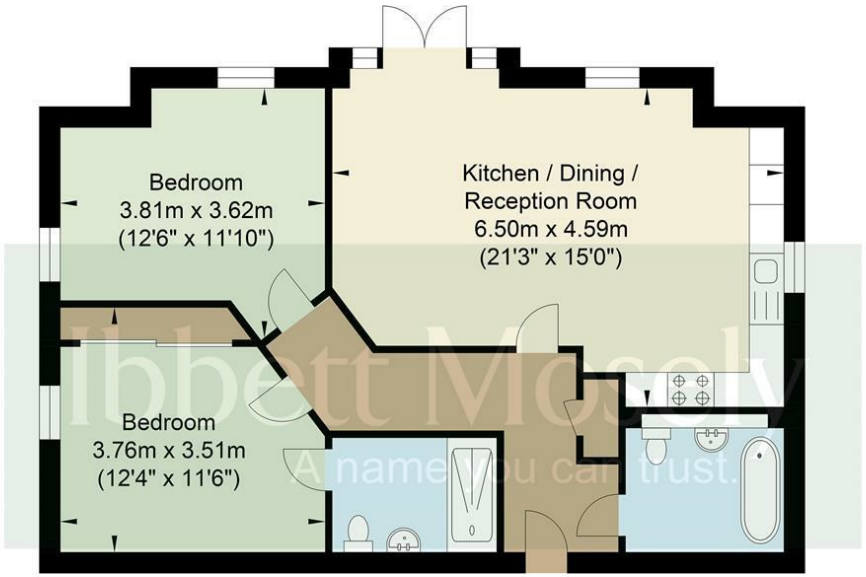






EPC Rating- B

Bloomfield. Apartments, Hortons Way, Westerham



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Ground Floor
Approximate Floor Area
739.15 sq ft
(68.67 sq m)

Approximate Gross Internal Area = 68.67 sq m / 739.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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