Ibbett Mosely

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Hortons Way, Westerham, TN16 1BT

Offers In Excess Of £300,000 Leasehold

A FIRST FLOOR 2 DOUBLE BEDROOM MODERN & SPACIOUS APARTMENT CLOSE TO LOCAL SHOPS AND AMENITIES AND OFFERED FOR SALE WITH NO ONWARD CHAIN

- Two Double Bedrooms
- Two Bath/Shower Rooms (one En-suite)
- Open Plan Living Room/Kitchen
- Allocated Parking Space
- Underfloor Gas Central Heating
- Double Glazing
- Lift Access & Video Entry
- No Onward Chain
- Communal Garden

A spacious contemporary first floor apartment, of only eight in the block, which was built to a high specification by Kent House Partnership. Offering well presented accommodation extending to 705sq ft and is offered with no onward chain.

LOCATION

Westerham offers a variety of shops on The Green, Market Square and the High Street. There are also two supermarkets, a medical centre and library within the town, which also offers a wide selection of cafe's, restaurants, bars and pubs. The property falls within the Kent Grammar School catchment area, and Churchill Primary School in the town, along with other state and private schools in the surrounding villages and towns. Sporting and recreational facilities on the King George Playing Fields and golf at the Westerham Club. Bus services operate to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. M25 access is from junctions 5 or 6 connecting with other motorway networks and allowing access to Gatwick and Heathrow Airports.

COMMUNAL ENTRANCE HALL

Coloured video entry system from the front entrance to the apartment. Communal lift & stairs serving upper floors.

ENTRANCE HALL

Accessed via front door from the first floor communal landing, storage cuboard, entry phone system.

KITCHEN/RECEPTION ROOM

The KITCHEN AREA was designed by Magnet with Corian worktops with inset sink, AEG appliances including fridge/freezer, dishwasher, washing machine, oven, induction hob, microwave/combi oven and extractor, storage cupboard. The RECEPTION AREA offers double doors to the juliette balcony, timber floors in white oiled oak, a set-up for digital & satellite television.

BEDROOM 1

Built-in wardrobes, double doors to the juliette balcony, door to:

EN-SUITE SHOWER ROOM
Double shower fitted with a glass shower screen and rainfall shower head, heated towel rail, shaver socket, tiled floor & walls, sink with floating storage drawer under, mirrored vanity cupboard over and w.c.

BEDROOM 2
(currently used as a study). double doors to the juliette balcony

BATHROOM
Fitted with bath, tiled floor & walls, sink with floating storage drawer under, mirrored vanity cupboard over and w.c.

OUTSIDE
Allocated parking space, communal garden.

SERVICES
Council Tax Band D - Sevenoaks District Council. Mains gag, electricity, water & drainage are connected.

LEASE
We understand the lease is for a period of 150 years from January 2018. The annual service charge for the period 1st January 2026 to 31st December 2026 is £3,298.64 and is paid half yearly on the 1st of January and the 1st July. The ground rent is £250 per annum and is also paid half yearly.

DIRECTIONS
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, TN16

Total Floor Area: 65.5 m² ... 705 ft²

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

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