


Ibbett Mosely







# Croydon Road, Westerham, TN16 1EU

## Offers Over £280,000 Leasehold - Share of Freehold

**A WELL PRESENTED SELF-CONTAINED TWO BEDROOM GROUND FLOOR APARTMENT OVERLOOKING THE COMMUNAL GARDENS AND LOCATED IN THE HEART OF WESTERHAM OFFERED FOR SALE WITH VACANT POSSESSION**

- 2 Bedrooms
- Kitchen/Breakfast Room
- Small Balcony
- Shower Room
- Gas Central Heating
- Share of Freehold
- Reception Room
- Vacant Possession
- Communal Garden

Located in the charming town of Westerham, this delightful self-contained ground floor apartment presents an excellent opportunity for first-time buyers, investors or those seeking a comfortable home in their later years. The property boasts a purpose-built design that ensures both functionality and ease of living.

One of the standout features of this property is its prime location, adjoining the town centre. Residents will enjoy easy access to a variety of local amenities including shops, cafes and restaurants, all within a short stroll. This vibrant community offers a blend of convenience and charm, making it a desirable place to call home.

Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to invest in a rental property or seeking a new home, this apartment is a fantastic choice that combines comfort & accessibility. Do not miss the chance to view this appealing property in Westerham.

### GROUND FLOOR

### ENTRANCE PORCH
With entry phone system, communal door to:

### COMMUNAL HALL
Front door to the apartment.

### ENTRANCE HALL
Radiator, recessed lights, wood effect flooring.

### KITCHEN/BREAKFAST ROOM
Fitted with a range of wall and base units, worksurface, built-in oven, 4 ring gas hob with extractor hood over, single sink & drainer with mixer tap, space for washing machine, built-in dishwasher, space for fridge/freezer, part-tiled walls and, tiled floor.

### RECEPTION ROOM
With radiator, remote controlled colour mood lighting in ceiling recess, wood effect flooring, double glazed doors to BALCONY with decked flooring, inset spot lighting and railings.

## INNER HALL
with wood effect flooring and cupboard.

## BEDROOM 1
with radiator and recessed wardrobe.

## BEDROOM 2
With radiator, recessed wardrobe & cupboard housing gas boiler.

## SHOWER ROOM
With shower cubicle, w.c, hand basin, heated ladder style towel rail, tiled floor and part-tiled walls, extractor fan.

## OUTSIDE
There is a COMMUNAL GARDEN to the back and a communal refuse collection area.

## LEASE
We are advised the property is being sold with a Share of Freehold. There is a 999 year lease from 25/12/1974 (947 years remain). The service charge total for 2026 is £1,297.72 and is paid in 2 equal installments (eg: £648.86 paid in January and again in July).

## SERVICES
All mains services are connected.
Council Tax - Band C, Sevenoaks District Council.

## DIRECTIONS
Take the Croydon Road (B2024) from the High Street (A25). The apartment block is located on the slip road.





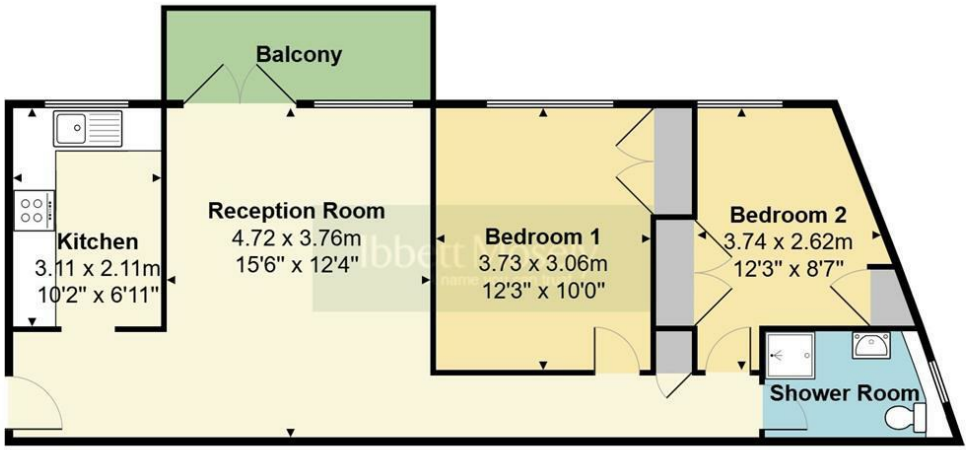





EPC Rating- C

**Marlborough Court, Croydon Road, Westerham, TN16**

Total Floor Area: 59.0 m² ... 635 ft² (excluding balcony)




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

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