



Ibbett Mosely



## Main Road, Edenbridge, Kent, TN8 6HR

**Asking Price £220,000 Leasehold - Share of Freehold**

**A SELF-CONTAINED FIRST FLOOR FLAT IN A CONVERTED GRADE II LISTED VICTORIAN PALLADIAN  
STYLE RESIDENCE UNDERSTOOD TO DATE FROM THE EARLY 1840'S AND CONVERTED INTO SIX  
FLATS IN THE EARLY 1990'S**

- Double Bedroom
- Kitchen
- Communal Garden
- Bathroom
- Electric Heating
- Reception Room
- Allocated Parking Space

DATING FROM THE EARLY VICTORIAN PERIOD AND CONVERTED INTO SIX SELF-CONTAINED FLATS IN THE 1990'S THE PROPERTY HAS BEEN MAINTAINED BY THE PRESENT OWNER AND IS CONSIDERED SUITABLE FOR EITHER FIRST TIME OR INVESTMENT BUYERS.

The Albions is a Palladian style Grade II listed three storey building with symmetrical stucco facade elevations under a slate roof.

### PRICE

£220,000 for the remaining leasehold interest and a share of the freehold.

### LOCATION

The Albions is situated to the north of the main town centre of Edenbridge but is within walking distance of Edenbridge Station with a cross country service on the Redhill to Tonbridge line, it is also only a short walk to a Lidl supermarket, Greggs and a home Bargains store as well as a selection of commercial units providing excellent employment opportunities within the town. The town centre with various shops

and a Waitrose supermarket is about half a mile away. The Town Station serves central London to the north and Uckfield to the south. There are a selection of both state and private schools in the area as well as sporting and recreational facilities including Edenbridge Leisure Centre with swimming pool.

### GROUND FLOOR

Entrance door with entry phone opening to the communal entrance hall with stairs to the first floor landing with entrance door to the flat.

### ENTRANCE HALL

With store cupboard and linen cupboard with hot water cylinder.

### RECEPTION ROOM

With night storage heater, secondary glazing, shelves in recess and feature wall mounted electric fire. Arch to kitchen.

### KITCHEN

Fitted with base and wall units, single drainer single

bowl sink unit, plumbing for washing machine and dish washer. Electric cooker to remain, space for fridge/freezer and secondary glazed window.

#### DOUBLE BEDROOM

With electric panel heater, two wardrobe cupboards with sliding mirror fronted doors.

#### BATHROOM

With enclosed bath with a separate Aqualisa shower over, W.C. and hand basin. Extractor fan, tiled walls and chrome ladder style towel rail.

#### OUTSIDE

ALLOCATED PARKING SPACE  
COMMUNAL GARDEN

#### THE LEASE

The lease was granted on the 25th of March 1992 for a period of 125 years.

The freehold is held in the name of Albions Residents Limited and the owner of the property is a share holder.

The property contributes 5/33 of the cost incurred in maintaining the common parts.

#### ROUTE TO VIEW

Leave Edenbridge on the B2026 Station Road towards Crockham Hill, Limpsfield Chart and Oxted. Pass the leisure centre on the left and continue under the railway bridge. At the roundabout continue straight on, after passing under the next railway bridge, pass Albion Way on your left, the entrance to The Albions will then be found on the left before Meadow Lane.

#### COUNCIL TAX

The local authority is Sevenoaks District Council and the property is registered in band "C" for council tax payments.



## The Albions, Main Road, Edenbridge, TN8

Total Floor Area: 44.4 m<sup>2</sup> ... 477 ft<sup>2</sup>



Measurements are approximate,  
not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**  
Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

**...a name you can trust**  
*offices in Kent and London*