Ibbett Mosely

Canville Rise, Westerham, Kent, TN16 1FE

Asking Price £280,000 Leasehold

This spacious self-contained first floor apartment has been beautifully maintained by the current owner There are nine apartments in this three storey block with communal entrance halls and stairs to all floors, the apartment has it's own allocated parking space and there are visitors spaces and a car charging point, at the back is a communal wildlife garden.

- Large Double Bedroom
- Bathroom
- Reception Room with Open Plan Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Allocated Parking Space
- Communal Gardens
- Balance of 999 Year Lease from 2018
- Available to Purchase on a Shared Ownership Agreement

A spacious and beautifully presented self-contained first floor apartment with the balance of a 999 year lease from 2018.
A minimum of fifty percent of the value of the property is available for sale on a shared ownership scheme, and a new owner (Subject to conditions) would be able to purchase a larger share if required. The asking price reflects the full value of the apartment.

LOCATION

Westerham Town Centre offers a wide variety of more specialist shops as well as two supermarkets, there is a library, medical practice and a wide selection of cafe's, bars and restaurants. One of the focal points in the town is The Green on which stands the statues of Sir Winston Churchill and General James Wolfe.
There are sporting and recreational facilities on the King George Playing Fields and golf at the Westerham course.
Bus services from the town go to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

GROUND FLOOR

A front door with external entry phone opens to the communal entrance hall area with stairs leading to the first floor landing.

FIRST FLOOR

COMMUNAL LANDING

With meter/store cupboard and front door to the apartment.

ENTRANCE HALL

With radiator, entry phone, double glazed window and double width store cupboard.

RECEPTION ROOM/KITCHEN

A bright and spacious open plan area with double glazed windows to the front and radiator. The well fitted kitchen area includes a range of base and wall units, inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Built in

appliances including a hob, oven and extractor. Plumbing for washing machine, space for fridge/freezer and cupboard with gas boiler for central heating and hot water.

LARGE DOUBLE BEDROOM
With radiator and double glazed window to the back.

BATHROOM
With enclosed bath with mixer tap and shower attachment, w.c. and hand basin. Chrome ladder style towel rail, part tiled walls, tiled flooring. Linen cupboard, double glazed window and extractor fan.

OUTSIDE

PARKING
There is an allocated parking space for the apartment as well as visitors spaces and a car charging point.

COMMUNAL GARDEN
Mainly to the back of the development there is an area of wildlife garden.

COUNCIL TAX
The property is in Council Tax Band ''B'' and is administered by Sevenoaks District Council.

SERVICES
Mains gas, water, electricity and drainage are connected to the apartment.

THE LEASE, GROUND RENT AND SERVICE CHARGES
The Lease is for a period of 999 years from the 1st of March 2018.
The current Ground Rent is £150 per annum.
The annual Service Charge is currently £1,907.16.

SHARED OWNERSHIP
Our client currently owns a 50% share of the property, a new owner (Subject to conditions) would be able to acquire a larger share of the leasehold interest or continue with the exiting arrangement of a part shared/part rent agreement.

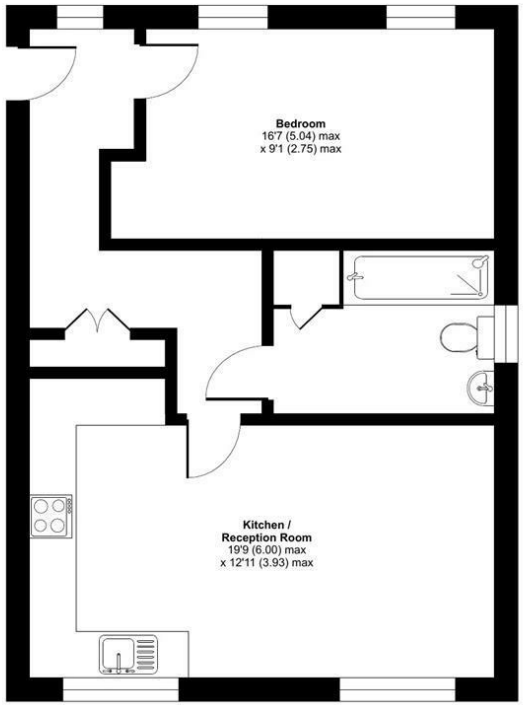
ROUTE TO VIEW
Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Take the second left after passing the Zebra Crossing into Canvill Rise, take the first left to find the property.

EPC Rating- B

Grove House, Canville Rise, Westerham, TN16

Approximate Area = 556 sq ft / 51.6 sq m

For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hyde Housing Association. REF: 1178420

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