



Ibbett Mosely

Marlborough Court, Croydon Road,
Westerham, TN16 1EU



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**A self contained first floor flat located in a central town position.
To be let unfurnished under the terms of an Assured Shorthold tenancy for an initial period of twelve months at a rent of £1,350 per calendar month.**

- Two Double Bedrooms
- Bathroom
- Reception Room with Small Balcony
- Kitchen
- Gas Central Heating
- Double Glazed Windows

Available immediately subject to the terms of an Assured Shorthold tenancy and reference approval at a rent of £1,350 per calendar month. A self contained first floor flat with gas central heating, double glazed windows, modern kitchen and bathroom and carpets as fitted.

LOCATION

The historic town of Westerham is located on the Kent/Surrey borders, within the town there are a number of local shops including two small supermarkets, a medical practice, library and a good supply of cafe's, restaurants and bars. The Churchill Primary School and Day Nursery is a short walk. There are sporting and recreation facilities on the King George's Playing Fields and Westerham Golf Club is about a mile outside of the town.

Bus services for the town to Oxted, Sevenoaks and Bromley, all with a wider choice of shops and stations to London.

M25 access from either junction 5 or 6.

GROUND FLOOR

Communal entrance door opening to the communal entrance hall.

COMMUNAL ENTRANCE HALL

With stairs to the first floor landing.

FIRST FLOOR

COMMUNAL LANDING

With front door opening to the flat.

ENTRANCE HALL

With radiator

KITCHEN

Fitted with base and wall units, electric cooker, dishwasher, washing machine, fridge/freezer and sink unit. Cupboard with gas boiler for central heating and hot water. Part tiled walls and double glazed window.

RECEPTION ROOM

With radiator, double glazed window and double glazed double doors to a SMALL BALCONY

INNER HALL

With linen cupboard.

BEDROOM ONE

With radiator, double glazed window and wardrobe cupboard.

BEDROOM TWO

With radiator, double glazed window and wardrobe cupboard.

BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin. Part tiled walls, chrome ladder style towel rail and double glazed window.

COUNCIL TAX

Sevenoaks District Council - Band "C".

SERVICES

Mains gas, water, electricity and drainage.

NOTE

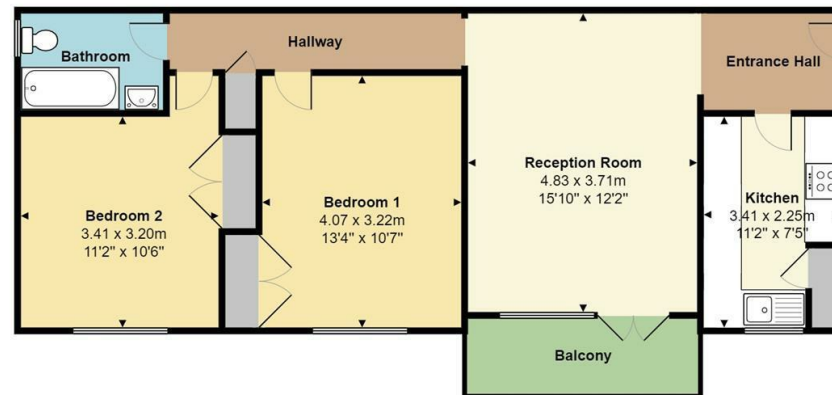
Tenants will be responsible for the payment of the following charges: Gas, electricity, water, drainage and council tax.



EPC Rating- C

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Total Floor Area: 66.6 m² ... 717 ft² (excluding balcony)



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

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