



**FLAT 5, 17 STONE COURT, BOROUGH GREEN, KENT, TN15 8FE**

01732 884422   enquiries@hillier-reynolds.co.uk   www.hillier-reynolds.co.uk

 **Hillier**  
Reynolds



# £250,000

## LEASEHOLD

Well-presented two-bedroom first floor apartment.

Communal garden and one allocated parking space.

Central village location within short walk of MLS. NO ONWARD CHAIN.





We are delighted to market this well-presented modern two- bedroom apartment that is located in a central village location within a short walk of the mainline station with services to London Bridge, Charing Cross and Victoria.

The property is located on the first floor and is one of seven apartments that were built in 2008. There is a spacious open plan living area with a balcony over-looking the pretty communal garden. The kitchen area is well-fitted with all white goods to remain. The apartment is decorated in calm neutral tones throughout and benefits from gas central heating.

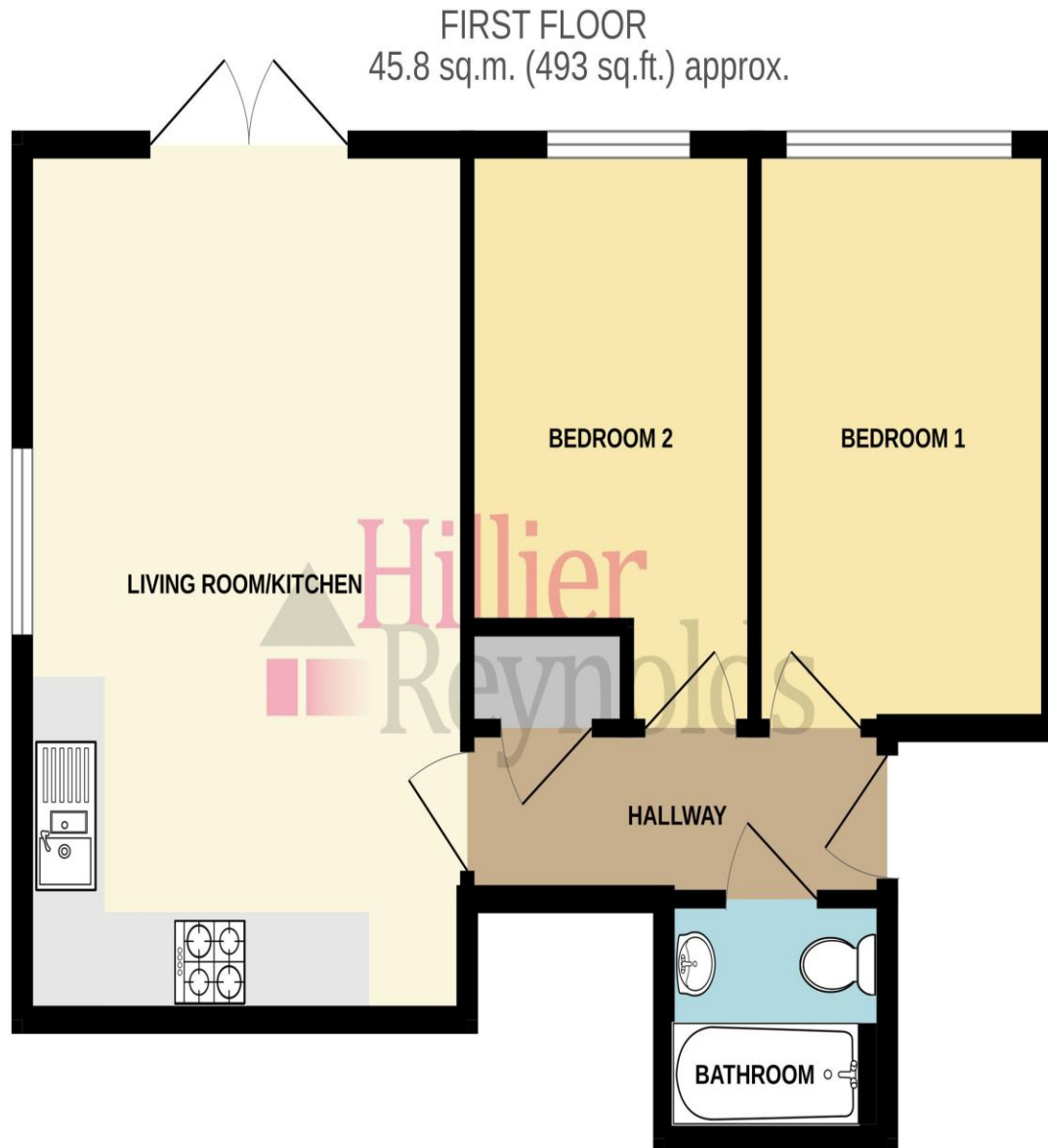
There are two bright double bedrooms as well as a modern bathroom with shower over bath.

At the front of the property is one allocated parking space and at the rear is the well-tended communal garden. We have been advised by the vendor that the annual service charges are approx. £973 per annum.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. There are good transport links with the M20, M26 Motorways just a short drive away.

Early viewing is highly recommended to avoid disappointment.

# ACCOMMODATION



## Hallway

## Living Room/Kitchen

18'5" (5.61m) x 12'3" (3.73m)

## Bedroom 1

12'3" (3.73m) x 8'2" (2.49m)

## Bedroom 2

10'2" (3.10m) x 7'11" (2.41m)

## Bathroom

## Outside

One allocated parking space. Communal garden.

TOTAL FLOOR AREA : 45.8 sq.m. (493 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

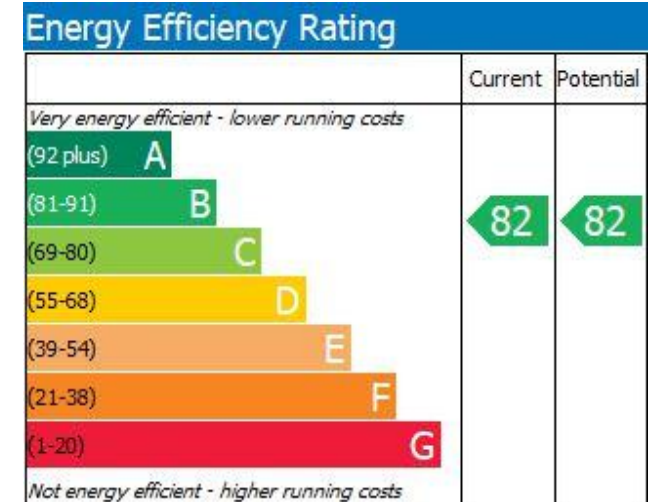
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



## Route to View

From our office in Borough Green proceed North along the High Street heading towards the train station. At the end turn right into Wrotham Road. Go past the train station and take the next turning right into Stone Court. The home can be found on the right-hand side.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.



