



Ibbett Mosely

Hortons Way, Westerham, TN16 1BT



INSPECTION HIGHLY RECOMMENDED

This spacious contemporary first floor apartment offers bright, sunny and beautifully presented accommodation extending to about 740 sq ft

Built to a high specification by the Kent House Partnership Bloomfield Apartments comprise of eight luxury apartments

PRICE LEASEHOLD £350,000

WESTERHAM

The beautiful town of Westerham is located on the Kent/Surrey borders and is steeped in history. Within the town there are a variety of specialist local shops as well as two small supermarkets, there are numerous cafes, restaurants, bars and pubs some with hotel accommodation.

Within the town you will also find a doctors surgery, the parish council offices, a library and the Churchill Primary School. The Green is a particular attraction for visitors as there are the statues of Sir Winston Churchill and General Wolfe.

There are additional state and private schools in the surrounding villages and towns as well as sporting and recreational facilities including golf courses at Westerham, Tatsfield and

- Two Double Bedrooms One with Built in Wardrobe Cupboards
- Two Bath/Shower Rooms (One En-Suite)
- Living Room open to Fitted Kitchen
- Underfloor Gas Central Heating
- Double Glazing
- Allocated Parking Space
- High Quality Kitchen and Bathrooms
- Communal Entrance Hall and Landings
- Lift or Stairs Access
- Communal Garden

Limpsfield.

There are bus services from the town to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

SPECIFICATION

The apartment offers a high specification throughout, the developers Kent House Partnership pride themselves in providing and creating stylish homes with attention to detail and workmanship.

COMMUNAL

- * 24 hr CCTV.
- * Coloured video entry system linked from the front entrance to the apartment.
- * Contemporary Communal entrance providing a lift of glass balustrade stairs to the 1st and 2nd floors.





KITCHEN

- * Designed by Magnet.
- * Corian worktops with moulded sinks.
- * AEG appliances including fridge/freezer, dishwasher, washing machine, oven, induction hob, microwave/combi oven and extractor.

BATHROOMS

- * Contemporary sanitary ware including vanity units and mirrored vanity cupboards.
- * Grohe mixer taps and thermostatically controlled shower heads.
- * Glass walk in shower screens.
- * LED sensor mood lighting.
- * Tiled floors and walls by Porcelenose.
- * Heated towel rails.
- Shaver sockets.

HEATING

- * Combination gas boiler.
- * Nu heat underfloor heating to all areas.

LIGHTING/ELECTRICAL/AUDIO-VISUAL

- * Wall mounted bed side lighting to main bedrooms.
- * Dimmer switches to all rooms.
- * Feature water lily cool white lighting to bathrooms.
- * Cat 6 cabling to telephone points.
- * Wired for wifi, HDTV cabling TV setup for digital and satellite television.
- * CCTV security to external and internal communal areas.
- * Intruder alarm system.





INTERIOR

- * Timber floors in white oiled oak to hallway and living/kitchen areas.
- * Carpets to bedrooms.
- * Decorative cornices throughout.
- * Ovolo skirting and architraves with feature skirting blocks.
- * Double glazed windows with Juliette balconies to the living area and both bedrooms.



COUNCIL TAX

The property is in council tax band "D". The local authority is Sevenoaks District Council.

SERVICES

Mains gas, water, electricity and drainage.

THE LEASE

Is for a period of 150 years from the first of January 2018.



SERVICE CHARGE AND GROUND RENT

- * The annual service charge for the period 1st of January to the 31st of December 2024 is £2,812.30 and is paid half yearly on the 1st of January and the 1st of July.
- * The ground rent is £250 per annum up to and including the 31st of December 2028 and is also paid half yearly



DIRECTIONS

Leave Westerham on the A233 London Road towards Biggin Hill. After the Zebra crossing turn right into Hortons Way and the development will be seen in front of you.

Bloomfield Apartments, Hortons Way, Westerham, TN16

Total Floor Area: 65.5 m² ... 705 ft²



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

Ibbett Mosely

Westerham 01959 563265

EPC Rating- B

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