



Ibbett Mosely



High Street, Westerham, TN16 1RF

Asking Price £325,000 Leasehold - Share of Freehold

**** Offered for sale chain free ****

Suitable for owner occupier or as a residential investment his spacious self contained three double bedroom self contained flat is situated a short walk of the town centre shops, restaurants, cafes and bars

The property has the balance of a 999 year lease from 2013 and owns a 20% share of the freehold in Herald House Limited

- Three Double Bedrooms
- Modern Bathroom
- Open Plan Reception Room and Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Share of the Freehold
- Balance of 999 Year Lease from 2013

Considered suitable for an owner occupier or as a residential investment

This tastefully modernised and well appointed spacious three double bedroom first floor flat is offered for sale chain free and with the benefit of the balance of a 999 year lease from the 2nd of January 2013

and a share of the freehold in Herald House Limited

LOCATION

Within a short walk of the town centre with its range of shops, supermarkets, cafe's, bars, restaurants and public houses. Within the town there is a library, medical centre and Churchill Primary School. The Green on which stands the statues of Sir Winston Churchill and General James Wolfe is frequently used by various associations for fetes and shows.

There are sporting and recreational facilities at the King George Playing Fields and Westerham Golf Club is just outside of the town.

Bus connections to Oxted and Sevenoaks both with a wider choice of shops and main line stations to London. M25 access from junctions 5 or 6.

GROUND FLOOR

Front door with entry phone to the communal hall.

COMMUNAL HALL

With stairs to the first and second floors.

FIRST FLOOR

COMMUNAL LANDING

With front door opening to the entrance hall.

ENTRANCE HALL

With laminate flooring, cloak cupboard and entry phone.

RECEPTION ROOM/FITTED KITCHEN

A double glazed double aspect room with two vertical radiators and a feature wall. The well appointed kitchen area includes built in fridge, freezer, double oven and micro mat-duo, five ring gas hob, stainless steel extractor hood, dishwasher and washing machine. Stainless steel bowl in work surface, base and wall units, wall shelves and a breakfast bar.

BEDROOM 1

With radiator, double glazed window and range of wardrobe cupboards to one wall.

BEDROOM 2

With radiator and double glazed window.

BEDROOM 3

With radiator and double aspect double glazed windows.

BATHROOM

With enclosed bath with mixer tap, hand spray with a separate shower over and shower screen. W.C. and hand basin with a drawer under. Ladder style towel rail, extractor fan, tiled walls, wall mirror and cupboard with gas boiler.

ROUTE TO VIEW

Leave Westerham on the A25 towards Oxted, pass the Croydon Road on the right, the next road on the right will be Stratton Terrace and the property will be found on the right hand side.

COUNCIL TAX

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

SERVICES

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

SERVICE CHARGE

There are annual service charges payable, and the property contributes a 27.50% share.

The Unaudited Financial Statement for the year ending 31st of March 2024 shows that the total expenditure for the building was £10,523 meaning that the property made a payment of £2,892. for the

year 1st of April 2023 to the 31st of March 2024. Copies of the Unaudited Financial Statements for the years 2022/2023 and 2023/2024 are available for inspection.

NOTE

Photographs taken prior to the current occupation.



EPC Rating- B



TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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