



Ibbett Mosely

Black Eagle Close, Westerham, TN16 1SE



A luxury development of six high specification apartments created by local developers Land Genie Ltd and situated in a sought after location within the town centre

Each apartment has a contemporary luxury finish with two bedrooms, en-suite shower room and stylish bathroom, the generous living space and kitchen is full fitted with Bosch appliances.

Each apartment will have its own space in a secure underground parking area.

## PRICES

Apartment 1 - Ground Floor - Reserved

Apartment 2 - Ground Floor - £465,000

Apartment 3 - Ground Floor - £475,000

Apartment 4 - First Floor - £450,000

Apartment 5 - First floor - Reserved

Apartment 6 - First Floor - £460,000

## LOCATION

Falcon House is located close to the centre of Westerham, which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.

Oxted (5 miles) and Sevenoaks (7 miles) provide rail services into London Victoria (39 minutes) and London Bridge (32 minutes), and a further selection of shopping, eateries, entertainment and leisure facilities. The national motorway network is easily

- Master Bedroom with En-Suite
- Bedroom Two
- Bathroom
- Open Plan Living Room and Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Gated Underground Parking
- Energy Efficient
- Lift and Stairs Access

accessed via the M25 at Sevenoaks (J5) or Godstone (J6).

## SPECIFICATION

### KITCHENS

Contemporary Handleless Lacquered Kitchens with Soft Close Mechanisms. Fully Integrated Energy Efficient Bosch Appliances including Induction Hob, Electric Oven, Fridge/Freezer, Microwave, Dishwasher and Washer Dryer.

Quartz Worktops with Sink Grooves. Blanco Undermount Sink with Blanco Mode Tap. Under Cabinet LED Strip Lighting.

### BATHROOMS

Fully Tiled - Ceramic Porcelain tiles. Mix of contemporary designer range sanitary ware (Vado) and vanity units. Double/Triple Concealed Shower





Valves with Fixed Head Shower and Handset.  
Electric Towel Radiators.

## HEATING

Gas Central Heating with Valliant Combination Boilers.  
Digital Thermostatic Control.  
Dedicated Solar PV Panels.

## INTERNAL

Chrome Plated Sockets  
LED Spotlights  
LVT Flooring to Kitchen and Living Areas.  
Carpeted Bedrooms.  
Fully Fitted Wardrobes to all Master Suites and  
Multiple Storage Cupboards Throughout.

## EXTERNAL

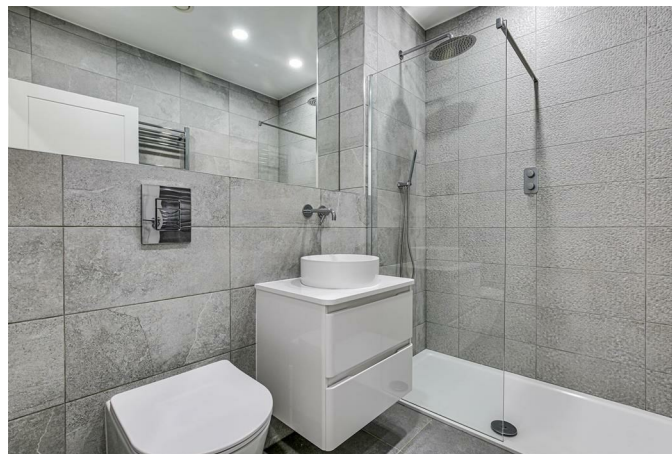
Gated Underground Parking.  
One Allocated Parking Space per Apartment.  
Cycle Storage.  
Dedicated Bin and Recycling Facilities.  
TV/Sky Ready.  
Apartment Three has its own small Courtyard.

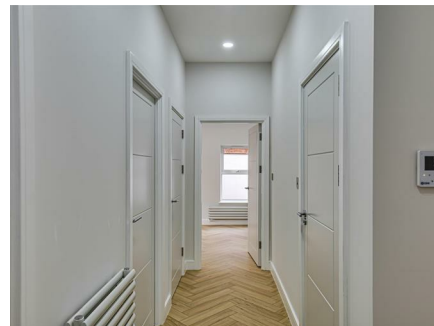
## WARRANTY

Each Apartment will have a Ten Year ICW Warranty.

## THE LEASE

There will be a 995 year lease with share of Freehold.  
There is a Residents Management Company set-up (Falcon House Residents Ltd) - Each apartment will receive a share as part of the purchase.





## SERVICE CHARGES

The Service Charge Budget has calculated that for the first year all the ground floor apartments would contribute £891.67 and the first floor apartments would contribute £1,125.00 annually.

The Service Charge includes:

Block Building Insurance \* Cleaning \* Electricity Costs \* Engineering Insurance \* Fire Equipment & Maintenance \* Garden & Grounds Maintenance \* General Minor Repairs \* Lift Repairs & Maintenance \* Window Cleaning \* Accountancy Fees and Reserve Fund.

## SERVICES

Mains gas, water, electricity and drainage are connected.

## COUNCIL TAX, BAND D - SEVENOAKS

The properties are in the area covered by Sevenoaks District Council. Council Tax and have not as yet been allocated.

## NOTE

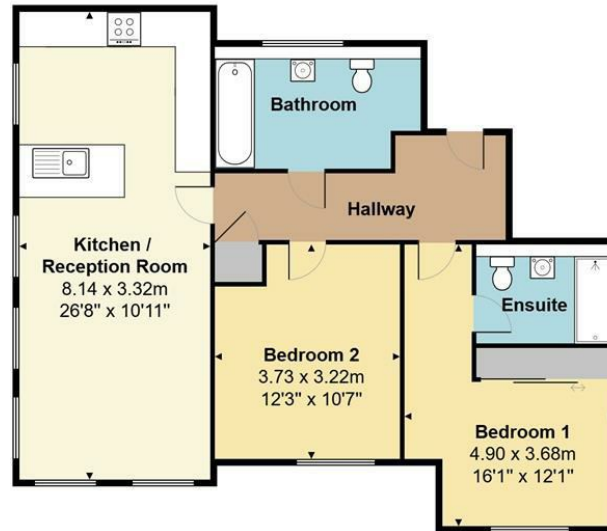
The internal photographs and floor plan relate to apartment number three.

## DIRECTIONS

Leave Westerham on the A25 towards Oxted. Pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede of the right. Continue around the right hand bend when Black Eagle Close will then be found on the right.

Falcon House, Black Eagle Close, Westerham, TN16

Total Floor Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

Ibbett Mosely

Westerham 01959 563265

EPC Rating- B

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