



Ibbett Mosely



Main Road, Sundridge, Kent, TN14 6ET

Offers In The Region Of £178,000 Leasehold

A MODERNISED FIRST FLOOR APARTMENT, LOCATED IN THE HEART OF SUNDRIDGE VILLAGE AND OFFERED FOR SALE WITH NO ONWARD CHAIN

- Double Bedroom
- Modern Bathroom
- Open Plan Living/Kitchen
- Electric Heating
- Double Glazing
- Parking Space

A beautifully appointed and fully modernised first floor apartment in the heart of Sundridge Village, offered for sale with no onward chain

SITUATION

SUNDRIDGE: Situated on the A25 to the west of Sevenoaks. Within the village there is a general stores and sub-post office, a medical centre, a village pub and club, a bowls club and a recreation ground. Sevenoaks, with a wider choice of shops and main line station, is approximately 4 miles. Access to the M25 (junction 5) at Chevening, is approximately a mile away.

GROUND FLOOR

Entrance door to:

COMMUNAL HALL

With stairs to the first floor (the hall and stairs serve one other apartment). Front door to:

RECEPTION ROOM/KITCHEN

With electric radiator, double glazed window,

laminate flooring and open plan to the KITCHEN with breakfast bar, built in hob, oven and extractor hood, free standing fridge/freezer, base & wall units, and single drainer single bowl stainless steel sink unit. Door to:

DOUBLE BEDROOM

With electric radiator, double glazed window, laminate flooring and door to:

MODERN BATHROOM

With enclosed bath with separate shower over, w.c, hand basin with fitted drawers under, ceramic tiled walls & floor, ladder style towel rail, double glazed window, cupboard with hot water cylinder and plumbing for built in washing machine.

OUTSIDE

There is a parking space in a car park to the back of the property.

DIRECTIONS

From our office in Westerham proceed on the A25 towards Sevenoaks, continue through Brasted and

into Sundridge. The access to the property is immediately after the general stores/sub-post office. Go over the stream to the parking area. The entrance to the flat is situated at the back of the building.

LEASE

We are advised there is a 125 year lease of which 106 years remain. The current ground rent is £150per annum. The owner insures their own apartment for both buildings & contents insurance.

SERVICES

There is no gas at this property.

COUNCIL TAX

Sevenoaks District Council - Tax Band A

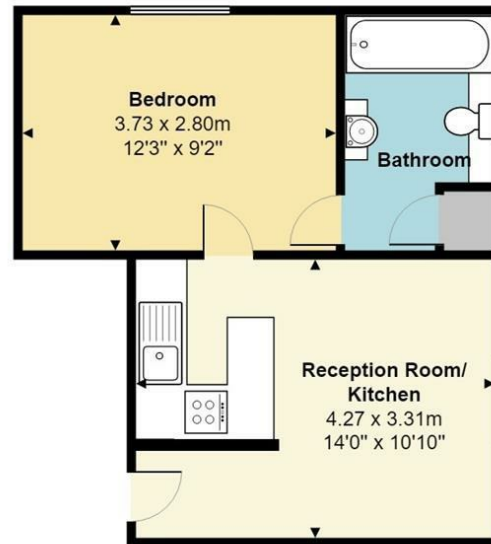
NB.

Please note images used were taken prior to the current tenants occupation.



EPC Rating- D

Main Road, Sundridge TN14



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

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London