



Ibbett Mosely



High Street, Westerham, TN16 1RG

Asking Price £397,500 Leasehold

Offered for sale with no onward chain this spacious and beautifully presented entrance level apartment is one of only six apartments, formed in 2016 within a sensitive conversion of a historic coaching inn.

- Two Double Bedrooms
- En-Suite Bathroom and Separate Shower Room
- Open-Plan Living/Dining Room
- Fitted Neptune Kitchen with Neff Appliances
- Gas Central Heating
- Double Glazed Sash Windows
- Private Courtyard
- Gated Allocated Parking
- Sky Preparation and CAT 5/6 Wiring

*** OFFERED WITH THE BENEFIT OF NO ONWARD CHAIN ***

This entrance level apartment offers spacious accommodation with two double bedrooms (one with en-suite bathroom), a separate shower room and a well fitted kitchen which is open plan to the living accommodation which in turn allows direct access to a private courtyard with enjoys access to the parking.

Internally the accommodation is well presented and features of the period have been retained including high ceilings and sash windows.

LOCATION

The historic town centre is a short walk and offers a variety of shops including two supermarkets as well as a wide selection of cafe's, bars and restaurants. There is also e medical centre and library.

Bus connections 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 connecting with other motorway networks, the Dartford Rover

crossing, Bluewater Shopping Centre, The Channel Tunnel, the South Coast and Gatwick and London Heathrow Airports.

COMMUNAL ENTRANCE HALL

There is an external NACOSS approved video entry system allowing access to the communal entrance hall with front door opening to the entrance hall.

ENTRANCE HALL

With radiator and built in wardrobe and store cupboards.

LIVING/DINING ROOM

With radiator, double glazed sash windows and double glazed double doors opening to the private courtyard.

Open plan to a fully fitted Neptune kitchen.

NEPTUNE FITTED KITCHEN

Offering a range of base and wall units, Silestone work surfaces and upstands. Peninsular breakfast island and pantry cabinet with oak fittings. Built i NEFF appliances including hob with stainless steel

extractor canopy over, electric oven/grill and additional multifunctional oven, washer/dryer, dishwasher and fridge/freezer. Cupboard with Vaillant gas boiler for central heating and hot water.

BEDROOM ONE

With radiator, double glazed sash windows and fitted range of oak door wardrobe cupboards.

EN-SUITE BATHROOM

With a Villeroy & Bosch enclosed bath with Hansgrove shower over and shower screen, w.c. and vanity basin with fitted drawer under. Chrome ladder style towel rail, part tiled walls and tiled flooring.

BEDROOM TWO

A double sized room with radiator, double glazed sash windows, fitted wardrobes and shelves in recess.

SHOWER ROOM

Fitted with a shower cubicle, w.c. and hand basin. Part tiled walls, tiled flooring and chrome ladder style towel rail..

OUTSIDE

PARKING

There is an allocated parking space located immediately behind.

PRIVATE COURTYARD

With direct access from the living/dining area the courtyard is paved and partly walled with some wrought iron railings and gate to the parking area.

COUNCIL TAX

The property is located in the Sevenoaks District and is in Council Tax Band "C".

SERVICES

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

THE LEASE AND SERVICE CHARGES

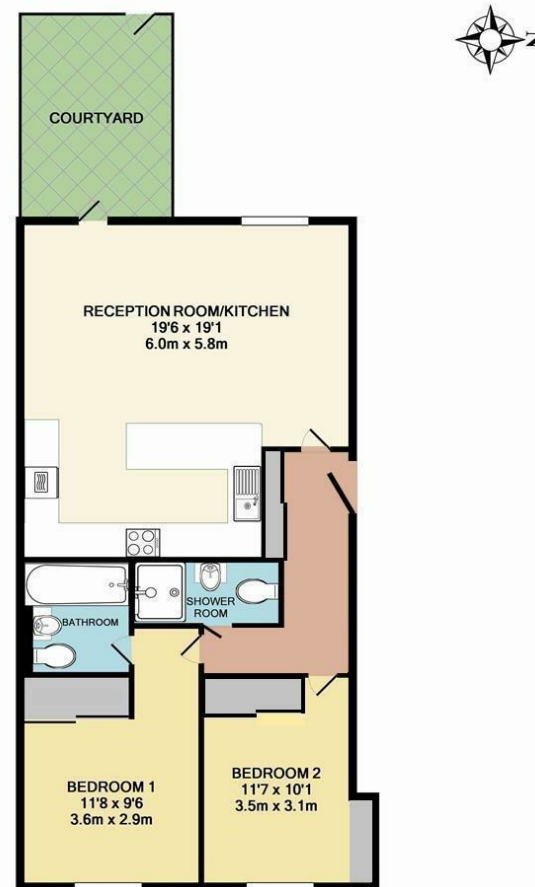
The lease is for a period of 125 years from the 25th of March 2016 with an annual ground rent of £400 (Paid half yearly), there is a separate annual payment for buildings insurance. The current service charge which is in the region of £2,500 per annum (Copies of invoices are available if required).

DIRECTIONS

Leave Westerham on the A25, Cormorant Pace will be on the left just after Squerryes Mede. The parking is approached off Black Eagle Close.



EPC Rating- B



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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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