



Ibbett Mosely



High Street, Brasted, Kent, TN16 1JE

Asking Price £547,500 Leasehold

BRASTED COURT IS A SELECT DEVELOPMENT OF EIGHT APARTMENTS BUILT IN THE LATE NINETEEN HUNDREDS IN THE GROUND OF BRASTED PLACE WHICH IS A MAGNIFICENT GRADE I LISTED MANSION DESIGNED BY THE CELEBRATED ARCHITECT ROBERT ADAM IN 1784. NUMBER 2 BRASTED COURT IS A SPACIOUS SELF CONTAINED APARTMENT AND ENJOYS THE USE OF THE MAGNIFICENT COMMUNAL GARDENS AND GROUNDS

- Bedroom One with En-Suite Bathroom
- Bedroom Two
- Bathroom
- Double Aspect Reception Room
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Single Garage & Parking
- Magnificent Communal Parkland Grounds

Brasted Court was constructed in the late nineteen hundreds in the grounds of Brasted Place, which is a splendid Grade I listed mansion dating from 1784 and was designed by the celebrated architect Robert Adam for John Turton, physician to George III. It is understood that Brasted Place has earlier origins as well as later additions. Brasted Court comprises eight two and three bedroom apartments on two floors with communal hallways each serving four apartments.

GROUND FLOOR

Entry phone system to the side of the front door which opens to a carpeted communal hall, front door to

HALL

With radiator, entry phone system, double cloak cupboard and linen cupboard with hot water cylinder and shelving. Multi painted glazed door to

RECEPTION ROOM

A spacious double aspect room with two radiators,

double glazed windows and double doors to front courtyard, wall light points and stone surround to fireplace

FITTED KITCHEN

Fitted with a range of granite work surfaces with drawers and cupboards below, built in appliances including double oven, gas hob, extractor hood, dish washer, washing machine, fridge and freezer. Tiled floor, double glazed window, part tiled walls and radiator. Inset stainless steel one and a half bowls with side drainer and wall cupboards and shelves.

MASTER BEDROOM

With radiator, double glazed window, range of wardrobe cupboards and door to

EN-SUITE BATHROOM

With enclosed bath, separate shower cubicle, w.c., and hand basin. Tiled walls and floor, radiator, double glazed window, extractor fan and shaver socket.

BEDROOM 2`

With radiator, double glazed window and wardrobe cupboard.

BATHROOM

With enclosed bath, w.c. and hand basin. Tiled walls and floor, radiator, double glazed window and extractor fan.

OUTSIDE

Single garage with up and over door, light and power and parking space in front. Visitors parking area. The communal gardens and grounds for Brasted Court and Brasted Place extend in all to about eight and a half acres and form a delightful parkland setting for the properties. There are wide expanses of lawns, specimen trees and shrubs and an orchard.

THE LEASE

We are advised that the lease is for a period of 999 years from the 1st of January 1996 with a variable ground rent

SERVICE CHARGE

There are annual service charges payable. The budget for the period 1st January 2023 until the 31st December 2023 for the property is £2,737.93. This only applies to payments regarding Brasted Court there is a second service charge regarding Brasted Place Estate. The service charge for the year 1st January until the 21st of December 2023 is £1,235.85.

COUNCIL TAX

The property is in the Sevenoaks District and is registered in Conical Tax Band "G"

ROUTE TO VIEW

From Westerham proceed on the A25 towards

Sevenoaks, Brasted will be the first village that you enter having left Westerham. Continue through the village turning right just after the White Hart Pub/Restaurant into The Carriageway. Continue up the drive, after the electric gates take the first turn into a private drive leading to Brasted court and park in the visitors parking area.

SERVICES

Mains gas, water, electricity and drainage are connected.



EPC Rating- C



TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 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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Ibbett Mosely

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