



# JONATHAN HALL

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Station Road, Borough Green, Sevenoaks, Kent TN15 8ER

Guide Price: £225,000

[jonathanhall.exp.uk.com](https://jonathanhall.exp.uk.com)



## Accommodation

Communal entrance hall with door to rear leading to the parking, bin store and bike shed, and communal stairs leading to the entrance door to the apartment.

Entrance hall with video entry phone, wood effect laminate flooring and built-in cupboard; lovely open-plan kitchen/sitting/dining room with Juliet balcony to front with far reaching views towards the North Downs, a modern fitted kitchen comprising a range of wall and base units, worktops, sink and drainer, electric hob with extractor hood above, built-in electric oven, integrated slimline dishwasher, integrated washer-dryer, integrated fridge, cupboard housing gas fired boiler, a tall radiator and wood effect laminate flooring; bedroom with two windows to front with far reaching views towards the North Downs, built-in double wardrobe and tall radiator; and stunning shower room with white modern suite comprising: shower cubicle with glass door, washbasin with mirrored cupboard above, WC and heated towel-rail.

## Outside

The property has an allocated parking space at the rear of the property, a bin store and bike shed.

A stunning and superbly presented second floor contemporary apartment converted in 2020 benefiting from a share of the freehold, a 999-year lease from 2020, far reaching views towards the North Downs, lovely open-plan kitchen/sitting/dining room, double bedroom, stunning shower room; and allocated parking for one car. Conveniently located in the heart of the popular village of Borough Green, with its wide range of local amenities, and only a couple of minutes of walk from both the high street and the mainline railway station (with services to London from only 37 minutes).

## Agents Note

The property is leasehold with a share of the freehold and a 999-year lease from 24 June 2020, and the vendor informs us that the service charge is £131.11 PCM. It is in council tax band A. It also benefits from gas central heating and double glazing.

## Summary

- Stunning Second Floor Apartment
- Converted in 2020
- Superbly Presented
- Lovely Kitchen/Sitting/Dining Room
- Double Bedroom & Stunning Shower Room
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Conveniently Located Heart of Popular Village
- Wide Range of Local Amenities
- Station with Services to London from 37 Mins





## Location

The popular village of Borough Green benefits from a wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea shop, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

There are three historic picturesque villages surrounding the village of Borough Green, St Mary's Platt, Wrotham and Ightham, which all have at least one pub, church, primary school and park.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.3 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes) is approximately 7 miles away.

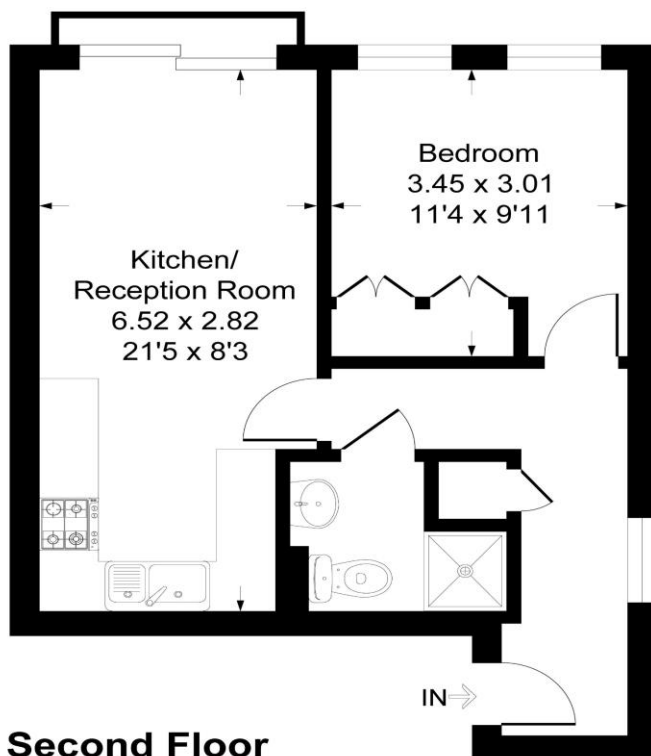
The M26 and the M20 can both be accessed within approximately 2 miles.



*A stunning and superbly presented one bedroom apartment converted in 2020 with allocated parking, conveniently located in the heart of the popular village of Borough Green with all its amenities including a mainline railway station.*







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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