



## Flat 3, 17 Stone Court

Borough Green, Kent, TN15 8FE Leasehold



Price Range £275,000 to  
£285,000



**Guide Price £275,000 to £285,000 - A beautifully presented two double bedroom ground floor apartment with French doors opening onto an enclosed private garden set in a no through road in the heart of the village and just 0.1 mile from Borough Green train station with trains to London Bridge in 37 minutes. Allocated Parking Space. No Onward Chain!**

### Overview

- Ground floor apartment
- Sitting/dining room/kitchen
- Two double bedrooms
- Bathroom
- Allocated parking space
- Private garden
- Communal grounds
- No onward chain
- Leasehold
- Council tax band C

### Description

Set to the front of the building on the ground floor, the apartment is accessed off the communal entrance hall. The accommodation within the apartment consists of entrance hall with built-in storage cupboard and entry phone; open-plan kitchen/sitting/dining room with dual-aspect and balcony, kitchen area with wall and base units, gas hob with extractor above and built-in electric oven below, spaces for fridge/freezer, washing machine and dishwasher, wall mounted boiler; bedroom one; bedroom two; bathroom with bath, shower screen, WC, washbasin and heated towel-rail.

The property also benefits from gas central heating, double glazing, allocated parking space and a private garden.



### Agents notes

The property is leasehold and made of standard construction, connected to mains gas/electricity/mains drains/sewage. Leasehold details: 125 years lease from 25/12/08, the service charge is approximately £825 (including building insurance) per annum which is reviewed annually and the ground rent is £150 per annum, which is reviewed every 25 years. The council tax for the property is band D

### Location

Borough Green is a popular village set to the east of Sevenoaks with a high street and surrounding area

offering a range of shops, restaurants, pubs, coffee shops, bakers, butchers, medical centre, Reynolds Retreat Country Club and well regarded primary school.

The village benefits from being surrounded by beautiful countryside which can be appreciated from many of the walks on offer and country parks in the nearby area.

Sevenoaks town centre, with its comprehensive range of educational, recreational and shopping facilities, and mainline station, with fast services to London, is approximately 7 miles away.

Borough Green has a mainline station with trains to London in 37 minutes. The village also benefits from its easy access to the motorway network with both the M20 and the M26 can be found within approximately 2 miles.







Total floor area 52.0 sq.m. (560 sq.ft.) approx

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