



40 Hunts Farm Close

Borough Green, Sevenoaks, TN15 8HY Leasehold



Price Guide £189,995

Guide Price: £189,995 - £199,995. Calling all first time buyers, commuters and investors. Boasting a 153 year lease, this fabulous first floor apartment is situated in the heart of Borough Green and within walking distance to Borough Green train station offering direct services to London Bridge in as little as 45 minutes. Offered with no chain.

Overview

- First Floor Apartment
- Close to Heart of Village
- Sitting/Dining Room
- Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Gas Central Heating
- Double Glazing
- Shower room
- Allocated Parking Space
- Chain Free

Property description

The accommodation comprises: entrance hall with built-in cupboard, sitting/dining room, kitchen with fitted cream 'Shaker' style wall and base units, built-in oven, four ring gas hob and extractor hood and spaces for washing machine and fridge/freezer, and cupboard housing gas fired boiler; double bedroom and shower room with large shower, wash basin and WC, and a built-in cupboard.

The property also benefits from gas fired central heating, fitted carpets to the hall, sitting/dining room and bedroom. Communal gardens surround the property and you will also find an allocated parking space.



Location

Borough Green village benefits from a variety of shops, restaurants, public house, bar, primary school, churches, doctors, dentists, Reynolds Retreat Health Spa and Country Club and main line station (with services to London Bridge and Charing Cross.)

Sevenoaks town centre with its comprehensive range of educational, recreational and shopping facilities, together with a main line station with services to London Cannon Street/Charing Cross is approximately 6.5 miles away.

Access to the M20 and the M26, linking to the M25, is conveniently located at Wrotham and Wrotham Heath.

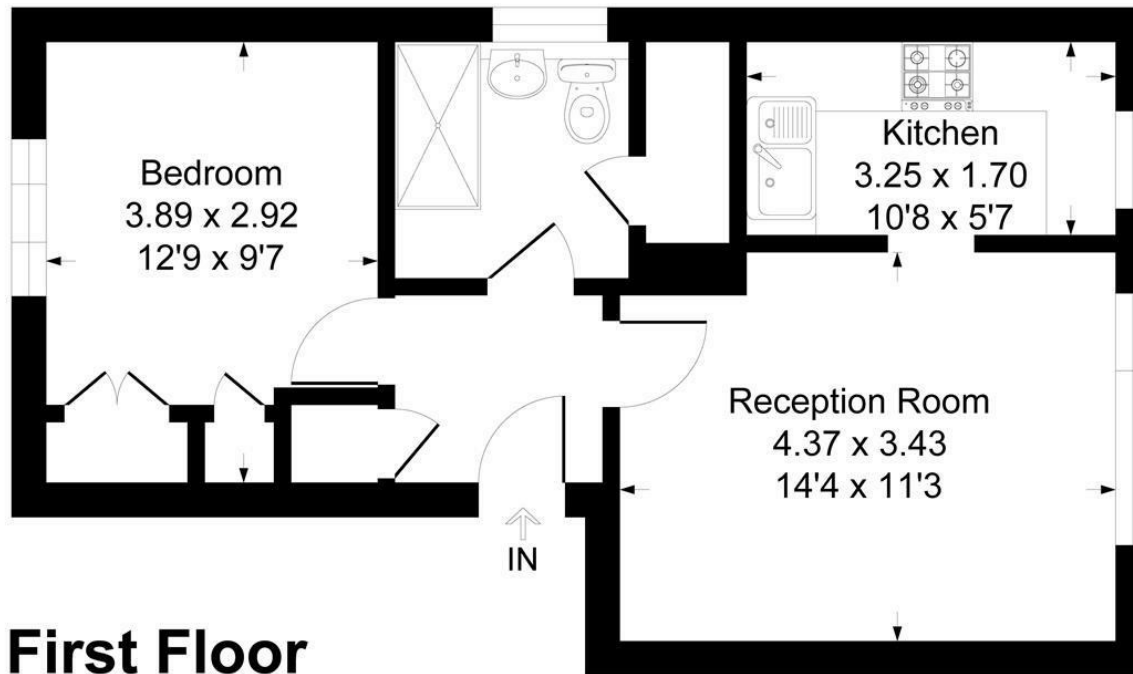
Leases & Charges

The vendor has informed us the property is leasehold with 153 years remaining. The managing agents are Caxtons and the service charge is approximately £1710.16 and reviewed annually around March/April. The ground rent is included in the service charge. You are advised to get your Solicitor to verify this.



Hunts Farm Close, TN12

Approximate Gross Internal Area = 42.7 sq m / 460 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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