



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

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

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. Communal gardens surround the property and you will also find an allocated parking space.



Location

The charming village of Borough Green offers a wealth of amenities, including a diverse selection of shops, restaurants, takeaways, a pub, bar, café, and coffee shops. Additionally, there are essential services such as a primary school, churches, doctors, dentists, and the well-regarded Reynolds Retreat, which features a gym, country club, and spa. For outdoor recreation, there is a park with a playground, tennis courts, a basketball court, a skate park, football pitches, and a bowls club. Borough Green also benefits from a railway station with direct services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), as well as to Maidstone and Ashford.

The village is surrounded by three historic, picturesque villages—St Mary's Platt, Wrotham, and Ightham—each

offering at least one pub, church, primary school, and park. The historic market town of West Malling, with its variety of shopping and leisure options, as well as a mainline railway station, is approximately 5.5 miles away. Similarly, the historic town of Sevenoaks, known for its broad range of shopping, leisure facilities, and both state and private schools, including grammar schools and the esteemed Sevenoaks Public School, is about 6.7 miles away. Sevenoaks also offers a mainline station with services to London Bridge (from 23 minutes).

Bluewater Shopping Centre lies approximately 13.5 miles from Borough Green, and both the M26 and M20 motorways are easily accessible within just 2.4 miles.

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office: Head south on A227 (Wrotham Road), first left at the roundabout onto the A25 (Maidstone Road), turn left onto Griggs Way, turn right into Hunts Farm Close. Waht3words: [///humans.friend.cloud](https://humans.friend.cloud)

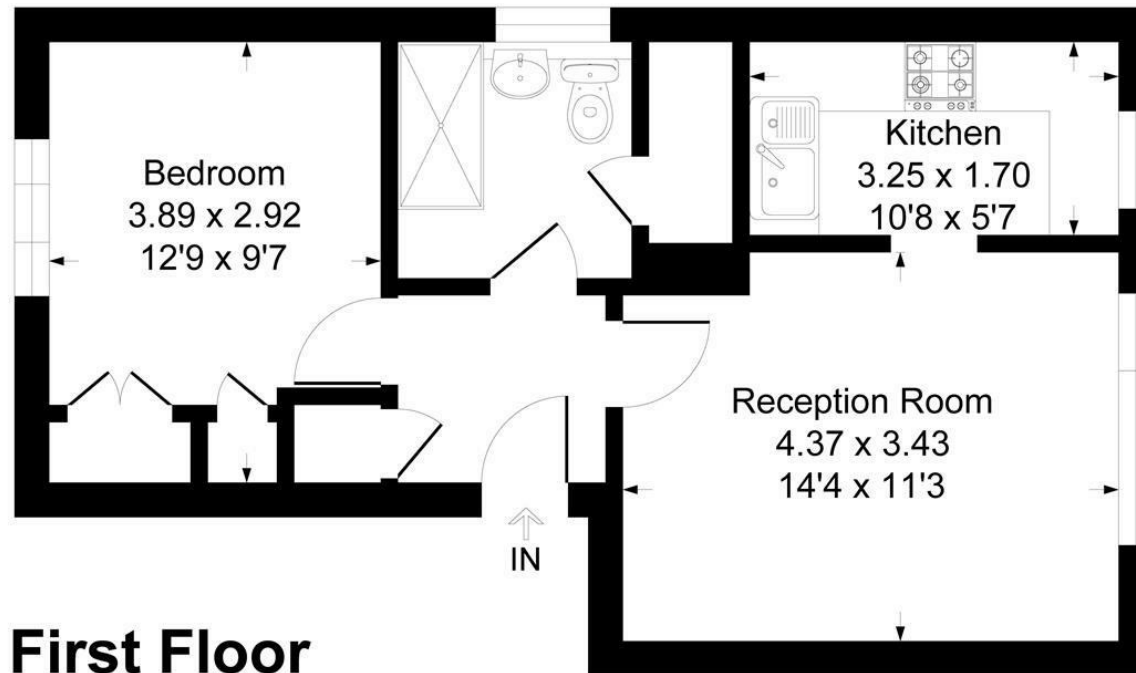
Property Information

Mains water & sewerage. Gas fired central heating. Tonbridge and Malling Council band C. EPC rated C. 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.

Produced By Planpix

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