



5 Mainfield

Ightham, Kent, TN15 9BD Leasehold - Share of Freehold



2



1



1



E

Price Range £294,995

A second floor two bedroom apartment in an imposing period property with delightful views, a large private communal garden, 20% share of freehold and no onward chain; located in the sought-after village of Ightham with its Ofsted outstanding primary school, park, two pubs, village shop and Oldbury Woods.

Overview

- Second floor apartment
- Imposing period property
- Delightful views
- Semi-rural location
- Sitting/dining room
- Kitchen, utility room
- Two bedrooms, bathroom
- Large private garden, Approx. 11.5 acres communal
- Council tax band D
- No onward chain

Property Description

The apartment is accessed via a grand communal entrance hall with panelled walls, feature fireplace and staircase to a communal galleried landing on the first floor and door to an inner hall leading to a staircase to the entrance door to number 5 and door opposite to a walk-in loft storage. The accommodation comprises: entrance hall and built-in cupboard; sitting/dining room with lovely views over gardens to woodland; kitchen with base units and laminate worktops, sink with mixer tap, electric cooker; utility room with spaces for washing machine and fridge and two built-in cupboards; bedroom one with lovely views over gardens to woodland and fitted wardrobes; bedroom two; and bathroom with white suite comprising: bath with shower spray, washbasin and WC.



Location

Shopping facilities include Sevenoaks (5 miles), Tonbridge (7 miles), and Bluewater (18 miles). For rail services, Sevenoaks offers trains to Cannon Street and Charing Cross, while Borough Green has direct services to Victoria and London Bridge. Local state primary schools include Ightham, Plaxtol, and Shipbourne. Secondary schools in the area include Sevenoaks, Sackville, Borough Green, and grammar schools in Tonbridge and Tunbridge Wells. Private secondary schools include Sevenoaks, Tonbridge, and Walthamstow Hall. In addition, Sevenoaks has Walthamstow Hall, Solefields, and New Beacon Preparatory Schools. Otford is home to St Michaels and Russell House Preparatory Schools, while

Radnor House School is located in Sundridge. Leisure facilities in the area feature Wilderness and Knole Golf Clubs in Sevenoaks, Nizels Golf Club with a private health and fitness centre in Hildenborough, and Reynolds Retreat private health and fitness centre in Borough Green.

Viewing Arrangements

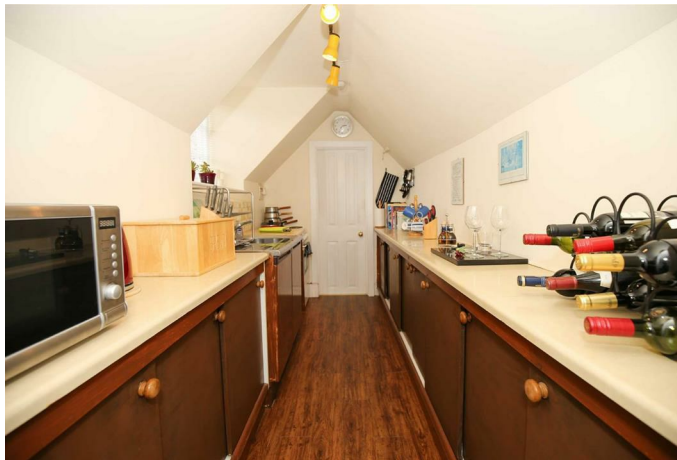
Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office head west on the A227 and go straight over the roundabout onto the A25, at the roundabout take the second exit onto the A227, at the fork in the road turn right, continue for a short distance and turn left on the property land. what3words: ///riches.basket.divisions

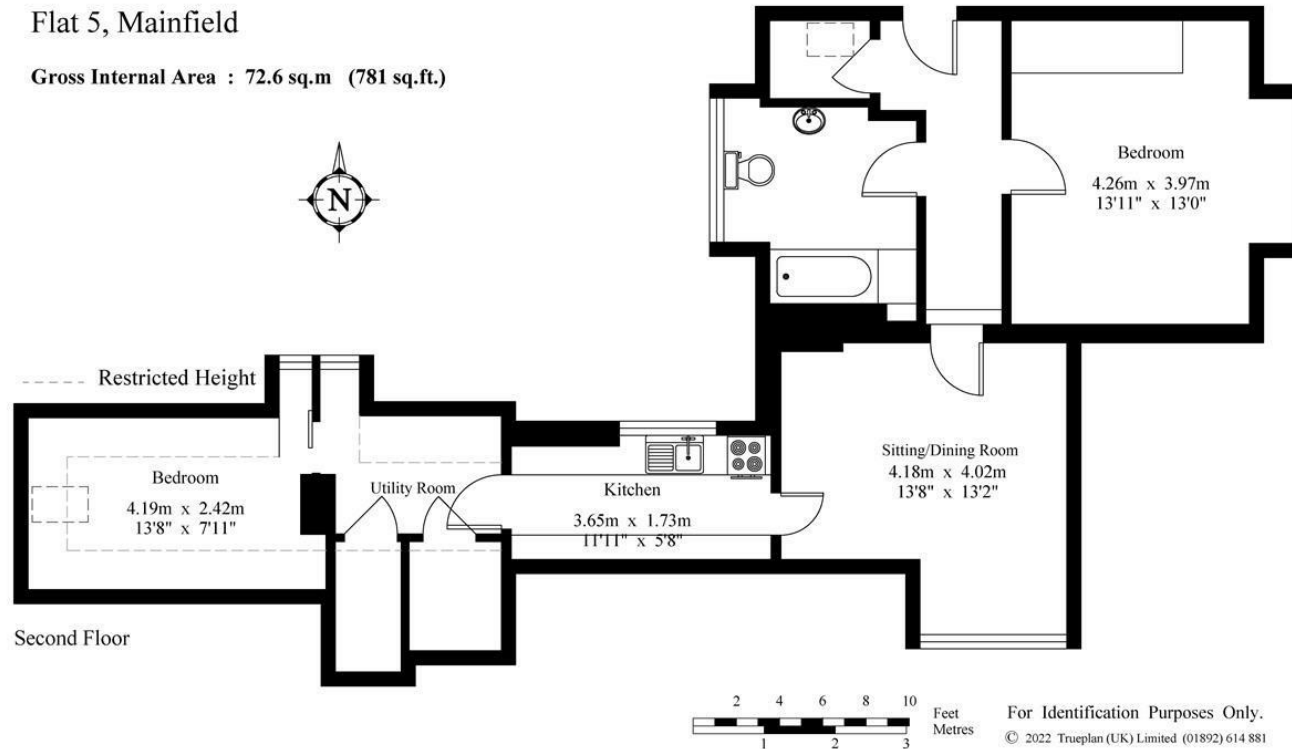
Property Information

The property also benefits from; gas central heating, a large private communal garden, grounds and shared driveway. We understand the property is leasehold with the five apartments at Mainfield jointly owning the freehold. The vendor informs us the ground rent is £20 and the service charges c£2000 per year. The lease is 99 years from 25th December 1975, however the vendor informs us that all the paperwork has been drawn up for a 150 year lease from 28th December 2004 which has been agreed with all the residents and four of them have already been extended. He also said he is willing to arrange for the lease to be extended if the new buyers require this.



Flat 5, Mainfield

Gross Internal Area : 72.6 sq.m (781 sq.ft.)



For Identification Purposes Only.
© 2022 Trueplan (UK) Limited (01892) 614 881

Kings gives notice that: 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

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

