



Apartment 18 The Old Saw Mill Long Mill Lane

Platt, TN15 8QJ Leasehold



Asking Price £950,000

A stunning penthouse apartment, set within an exclusive development with communal parkland.

Overview

- Stunning penthouse apartment
- Well presented throughout
- Generously proportioned rooms & versatile accommodation
- Three bedrooms
- Large living space with balcony
- Open plan modern fitted kitchen
- Family bathroom and ensuite
- About 4 acres of communal grounds
- En bloc garage and allocated parking
- Chain free

Property Description

The Old Saw Mill is an impressive penthouse apartment offering well-presented and generously proportioned rooms, benefiting from a private balcony, garage and allocated parking. The apartment is part of an exclusive and prestigious development constructed in 2003, with about 4 acres of communal park-like grounds on the edge of Platt. A spacious entrance hall leads via double doors to the excellently proportioned reception room comprising sitting and dining areas and featuring an attractive fireplace. Floor to ceiling windows incorporating two sets of double doors lead out to a balcony with delightful views over the communal grounds. The stylish kitchen is open plan to the reception room, with skylights letting in an abundance of natural light, providing an excellent space for entertaining. The kitchen is fitted with a range of modern shaker-style wall and base cupboards, a generous curved island incorporating a breakfast bar and integral appliances.

The principal bedroom suite has built-in wardrobes, a westerly facing balcony and an en suite bathroom with separate shower. Two further bedrooms benefit from storage cupboards and are served by a shower room, with built-in storage cupboards completing the accommodation. To the front there is a communal driveway providing ample space for turning and with an allocated parking space for No. 18. There is also a single en bloc garage and to the front of the garages there is further allocated parking for No. 18. The apartments enjoys use of a private communal garden for the nine properties within the building, providing an attractive backdrop to the property, and which in turn lead to the communal grounds for the development which amount to about 4 acres.



Location

The Old Saw Mill is situated in an attractive rural position and enjoys a delightful outlook to the rear across countryside towards the North Downs. Located on the outskirts of the popular village of Platt. The village offers a primary school, public house, church and two recreation grounds. The nearby village of Borough Green benefits from many local amenities: general convenience stores, small shops, cafes, library and a doctor's medical practice. The village has excellent transportation links with the M20/M25 and M2/A2 motorway networks both within easy reach and Gatwick can be reached in approximately 40 minutes. Borough Green mainline rail station has frequent services to Victoria 50 minutes, London Bridge and Charing Cross 40 and 50 minutes respectively.

There are local primary and secondary schools within Borough Green and the neighbouring villages with grammar schools at nearby Sevenoaks, and a little further afield in Tonbridge. More comprehensive shopping facilities can be found in Sevenoaks, West Malling and Bluewater at Greenhithe (30 minutes).

Viewing Arrangements

Strictly by prior appointment with Kings

Directions

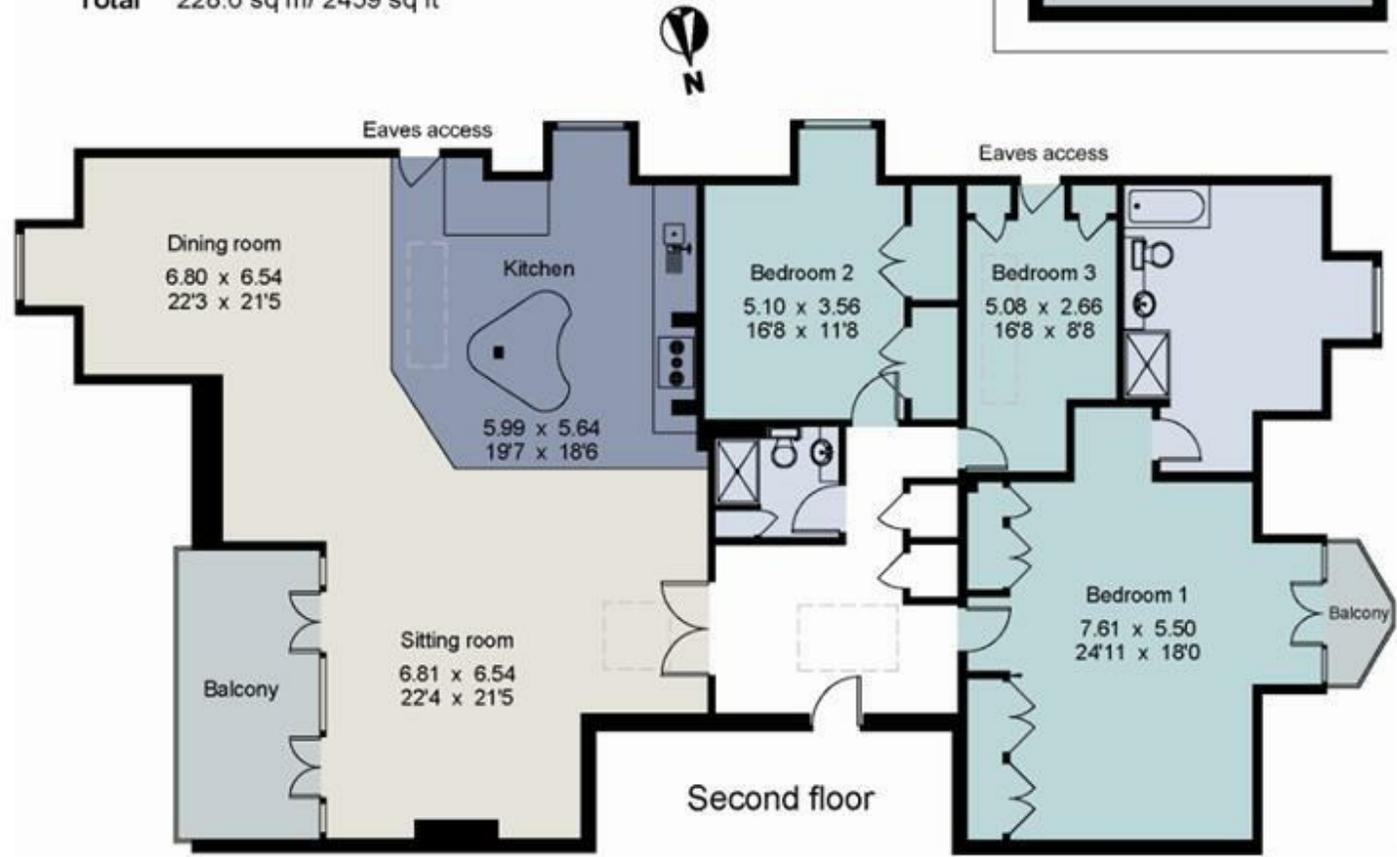
From M26 Jct 2a, follow the A25 to Sevenoaks. After a mile, turn left by Platt Village Hall onto Long Mill Lane. Go past the church into St Mary's Platt. Bear right & continue for about 0.4 miles to a junction, bear to the left, follow the lane through the entrance to The Old Saw Mill. No. 18 is on the right hand side.

Property Information

Estate maintenance charge – approx. £6,800 per annum (TBC). Ground Rent - £250 per annum (TBC) Leasehold 999 year lease from 1 February 2003 (TBC) Mains gas, water, waste and electricity.



18 The Old Saw Mill, St Mary's Platt
Gross internal area (approx) 212.9 sq m/ 2291 sq ft
Garage 15.7 sq m/ 168 sq ft
Total 228.6 sq m/ 2459 sq ft



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