



FLAT 3, 24 WESTERN ROAD, BOROUGH GREEN, KENT, TN15 8AG

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 **Hillier**
Reynolds

£250,000

LEASEHOLD

A well-presented two bedroom first floor apartment found in the heart of Borough Green.

One allocated parking space.

Convenient for the High Street and Train Station being only a few hundred yards. NO ONWARD CHAIN.





We are pleased to market this well-presented two bedroom first floor apartment that is centrally located in the village just a few hundred yards from the shops and facilities as well as the mainline station with services to London Bridge, Charing Cross and Victoria. The apartment is offered for sale with NO ONWARD CHAIN.

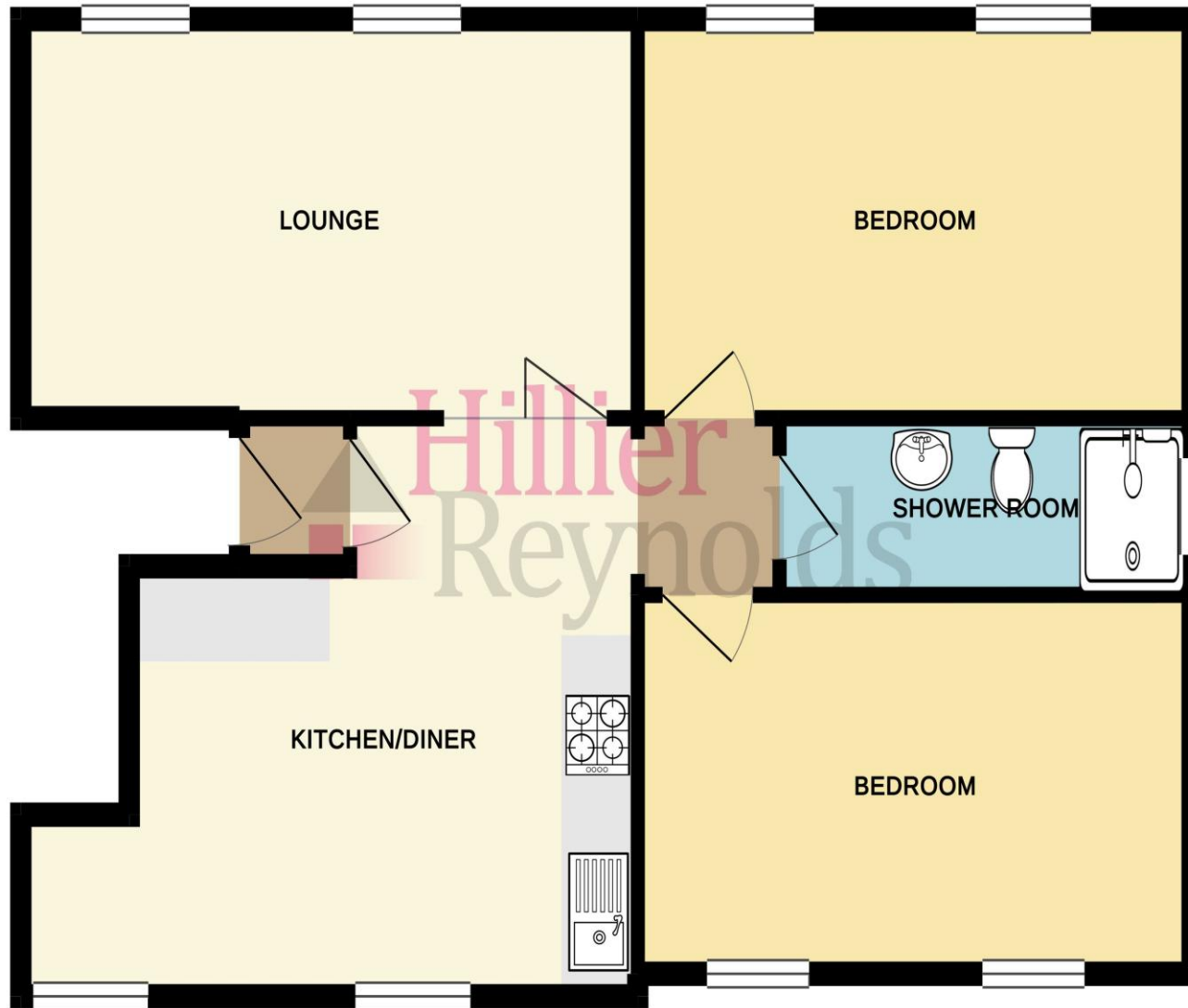
The apartment is accessed via a communal entrance hall. There is a spacious and bright kitchen/diner. The kitchen is well-fitted with a large selection of stylish white gloss units.

The current occupiers have utilised the lounge as a home office and storage room. The master bedroom is located at the rear of the property and is a generous double room with plenty of space for bedroom furniture. Bedroom two is located at the front of the property and is currently used as a lounge. The shower room is well-fitted.

At the rear of the property, you will find a small communal garden as well as an allocated parking space.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. There are good transport links with the M20, M26 Motorways just a short drive away.

FIRST FLOOR



ACCOMMODATION

Communal Entrance door and Hallway leading to:

Entrance Lobby

Lounge

17'1" (5.21m) x 9'8" (2.95m)

Kitchen/Diner

17'2" (5.23m) x 15'4" (4.67m) reducing to 14'2" (4.32m) maximum measurements

Bedroom 1

15'4" (4.67m) x 9'11" (3.02m)

Bedroom 2

15'4" (4.67m) x 9'8" (2.95m)

Shower Room

11'5" (3.48m) x 4'3" (1.30m)

Outside

Communal lawned garden with shingled driveway offering 1 allocated parking space and 1 visitors space.

Shingled area to front.



Route to View

From our office in Borough Green proceed north along the High Street. Turn right at the end into Western Road. The property can be found on the right-hand side denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For more information or to arrange an appointment to view, please contact us on:

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