



Ibbett Mosely

Ibbett Mosely



Hortons Way, Westerham, TN16 1BT

Offers In Excess Of £300,000 Leasehold

A FIRST FLOOR 2 DOUBLE BEDROOM MODERN & SPACIOUS APARTMENT CLOSE TO LOCAL SHOPS AND AMENITIES AND OFFERED FOR SALE WITH NO ONWARD CHAIN

- Two Double Bedrooms
- Two Bath/Shower Rooms (one En-suite)
- Open Plan Living Room/Kitchen
- Allocated Parking Space
- Underfloor Gas Central Heating
- Double Glazing
- Lift Access & Video Entry
- No Onward Chain
- Communal Garden

A spacious contemporary first floor apartment, of only eight in the block, which was built to a high specification by Kent House Partnership. Offering well presented accommodation extending to 705sq ft and is offered with no onward chain.

LOCATION

Westerham offers a variety of shops on The Green, Market Square and the High Street. There are also two supermarkets, a medical centre and library within the town, which also offers a wide selection of cafe's, restaurants, bars and pubs. The property falls within the Kent Grammar School catchment area, and Churchill Primary School in the town, along with other state and private schools in the surrounding villages and towns. Sporting and recreational facilities on the King George Playing Fields and golf at the Westerham Club. Bus services operate to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. M25 access is from junctions 5 or 6 connecting with other motorway networks and allowing access to Gatwick and Heathrow Airports.

COMMUNAL ENTRANCE HALL

Coloured video entry system from the front entrance to the apartment. Communal lift & stairs serving upper floors.

ENTRANCE HALL

Accessed via front door from the first floor communal landing, storage cupboard, entry phone system.

KITCHEN/RECEPTION ROOM

The KITCHEN AREA was designed by Magnet with Corian worktops with inset sink, AEG appliances including fridge/freezer, dishwasher, washing machine, oven, induction hob, microwave/combi oven and extractor, storage cupboard. The RECEPTION AREA offers double doors to the Juliette balcony, timber floors in white oiled oak, a set-up for digital & satellite television.

BEDROOM 1

Built-in wardrobes, double doors to the Juliette balcony, door to:

EN-SUITE SHOWER ROOM

Double shower fitted with a glass shower screen and rainfall shower head, heated towel rail, shaver socket, tiled floor & walls, sink with floating storage drawer under, mirrored vanity cupboard over and w.c.

BEDROOM 2

(currently used as a study). double doors to the juliette balcony

BATHROOM

Fitted with bath, tiled floor & walls, sink with floating storage drawer under, mirrored vanity cupboard over and w.c.

OUTSIDE

Allocated parking space, communal garden.

SERVICES

Council Tax Band D - Sevenoaks District Council.
Mains gas, electricity, water & drainage are connected.

LEASE

We understand the lease is for a period of 150 years from January 2018. The annual service charge for the period 1st January 2026 to 31st December 2026 is £3,298.64 and is paid half yearly on the 1st of January and the 1st July. The ground rent is £250 per annum and is also paid half yearly.

DIRECTIONS

Leave Westerham on the London Road (A233) towards Biggin Hill. After the zebra crossing turn right into Hortons Way and the development will be seen in front of you.



EPC Rating- B

Bloomfield Apartments, Hortons Way, Westerham, TN16

Total Floor Area: 65.5 m² ... 705 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London