



Conveniently located two double bedroom second floor flat in the centre of Westerham, close to local amenities.

£259,950 Leasehold - Share of Freehold



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Croydon Road, Westerham



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Chain free
- Share of the freehold
- EPC rating D
- Council tax band C
- Two balconies



Conveniently located two double bedroom flat situated on the second floor of a purpose built development in Westerham town centre, close to local amenities.

Secure communal ground floor entrance and stairs to all floors. Entrance lobby with entry phone system. Spacious main reception room for lounge/dining with access to 2x private balconies. Kitchen with appliances including cooker, fridge-freezer, washing machine and dryer. Two double bedrooms, both with built in wardrobes. Bathroom with white suite and shower attachment.

Communal garden to the rear. On street parking with resident's permit.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: electric storage heaters

Service Charge : £1,297.00 per annum

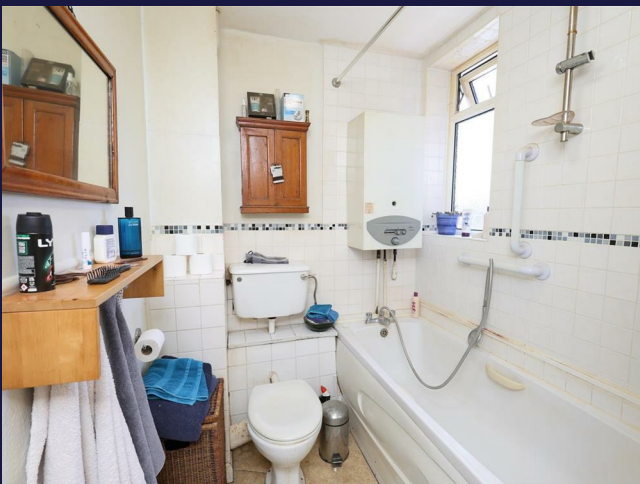
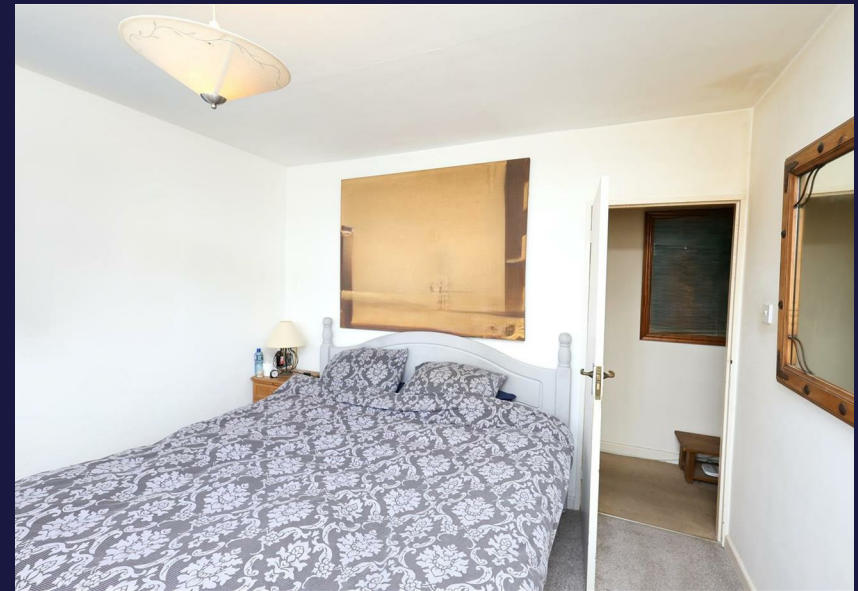
Local authority: Sevenoaks District Council

EPC rating: D

Council Tax Band: C

Leasehold - share of the freehold: 947 years remaining

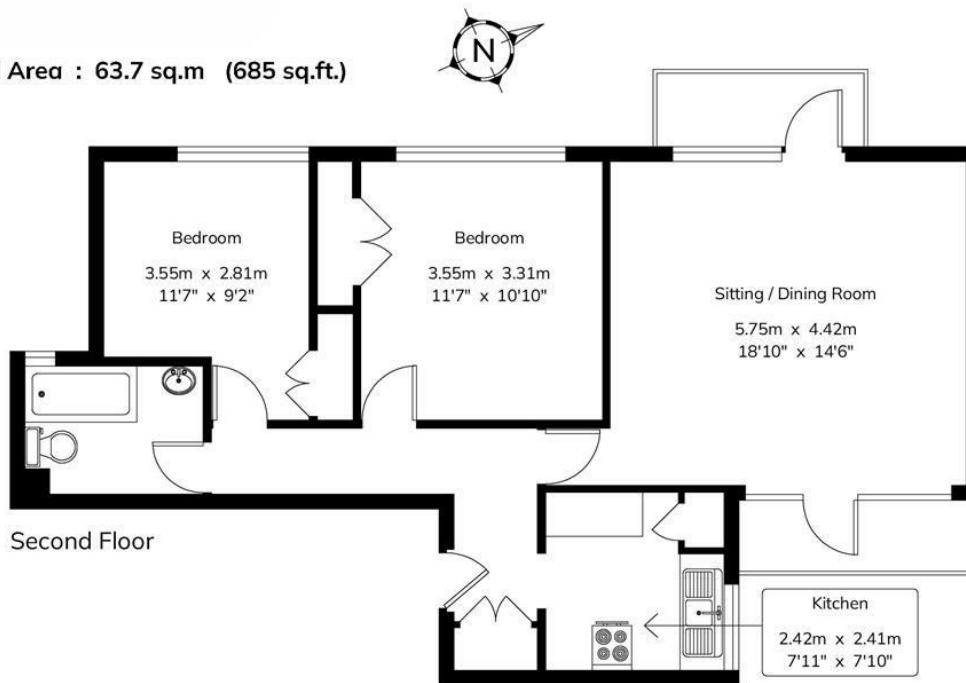




Coming along Westerham High Street A25 Westbound, turn right into Croydon Road. Marlborough Court is located on the right hand side.



Gross Internal Area : 63.7 sq.m (685 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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