

Ibbett Mosely







Croydon Road, Westerham, TN16 1EU

Guide Price £235,000 Leasehold - Share of Freehold

FOR SALE BY SECURE SALE ONLINE BIDDING. STARTING BID £235,000. TERMS AND CONDITIONS APPLY
A well presented self-contained two bedroom ground floor apartment overlooking the communal gardens and located in the heart of Westerham
Offered for sale with vacant possession

- Two Bedrooms
- Kitchen/Breakfast Room
- Share of Freehold
- Shower Room
- Gas Central Heating
- Vacant Possession
- Reception Room
- Small Balcony
- Communal Garden

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Located in the charming town of Westerham, this delightful self-contained ground floor apartment presents an excellent opportunity for first-time buyers, investors or those seeking a comfortable home in later years. The property boasts a purpose built design that ensures both functionality and ease of living.

One of the standout features of this property is its prime location, adjoining the town centre. Residents will enjoy easy access to a variety of local amenities including shops, cafes, and restaurants, all within a short stroll. This vibrant community offers a blend of convenience and charm, making id a desirable place to call home.

Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to invest in a rental property or seeking a new home , this apartment is a fantastic choice that combines comfort and accessibility. Do not miss this chance to view this appealing property in Westerham.

GROUND FLOOR

ENTRANCE PORCH
With entry phone system and door to the communal entrance hall.

COMMUNAL HALL
With front door to the apartment.

ENTRANCE HALL
With radiator, recessed lights and wood effect flooring.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base and wall units, built in oven, four ring hob with extractor hood over. Single sink and drainer with mixer tap. Space for washing machine and built in dishwasher. Space for fridge/freezer, part-tiled walls and tiled floor.

RECEPTION ROOM
With radiator, remote controlled colour mood lighting in ceiling recess. Wood effect flooring and double glazed doors to BALCONY with decked flooring, inset spot lighting and railings.

INNER HALL
With wood effect flooring and cupboard.

BEDROOM ONE
With radiator and recessed wardrobe cupboard.

BEDROOM TWO
With radiator, recessed wardrobe cupboard and cupboard with gas boiler.

SHOWER ROOM
With shower cubicle, w.c., and hand basin. Heated ladder style towel rail, extractor fan, part-tiled walls and tiled floor.

OUTSIDE
There is COMMUNAL GARDEN to the rear and a communal refuse collection area.

LEASE
We are advised that the property is being sold with a share of the Freehold. We are advised that Ground Rent is not payable. There is a 999 year lease from the 25th of December 1974 (947 years remain). The service charge for 2026 is £1,297.72 and is paid by two equal installments on January and July.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Council Tax Band "C" Sevenoaks District Council.

DIRECTIONS
Take the Croydon Road (B2024) from the High Street (A25). The development is located on the slip road.

NOTES
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





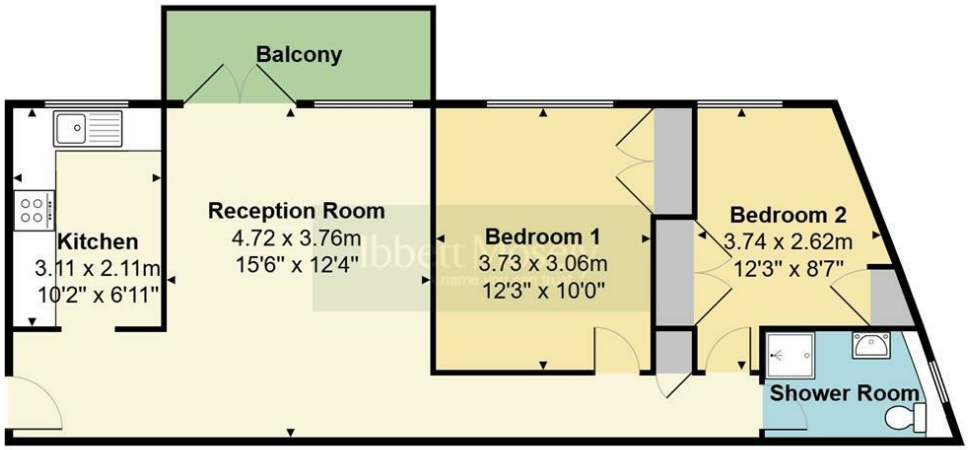




EPC Rating- C

Marlborough Court, Croydon Road, Westerham, TN16

Total Floor Area: 59.0 m² ... 635 ft² (excluding balcony)



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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