KINGS

A second floor two bedroom apartment in an imposing period property with delightful views, a large private garden, approximately 11.5 acres (TBC) communal grounds, 20% share of freehold and NO ONWARD CHAIN; located in the sought-after village of Ightham with its Ofsted outstanding primary school, park, two pubs, village shop and Oldbury Woods.

5 Mainfield

Ightham, Borough Green, Kent, TN15 9BD
Leasehold - Share of Freehold

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Price Range £300,000 - £325,000

Description
The apartment is accessed via a grand communal entrance hall with panelled walls, feature fireplace and staircase to a communal galleried landing on the first floor and door to an inner hall leading to a staircase to the entrance door to number 5 and door opposite to a walk-in loft storage (TBC).

The accommodation comprises: entrance hall and built-in cupboard; sitting/dining room with lovely views over gardens to woodland; kitchen with base units and laminate worktops, sink with mixer tap, electric cooker; utility room with spaces for washing machine and fridge and two built-in cupboards; bedroom one with lovely views over gardens to woodland and fitted wardrobes; bedroom two; and bathroom with white suite comprising: bath with shower spray, washbasin and WC.

The property also benefits from; gas central heating, a large private garden and approximately 11.5 acres (TBC) of communal grounds and shared driveway.

Location
Ightham benefits from a popular Ofsted outstanding primary school, two pubs, church, park and village shop.

Borough Green village, with its variety of shops, restaurants, take-aways, pub, bar, primary school, churches, doctors, dentists, Reynolds Retreat (gym, country club, restaurant and spa) and mainline station (with services to London Bridge and Maidstone), is approximately 1.6 miles away.

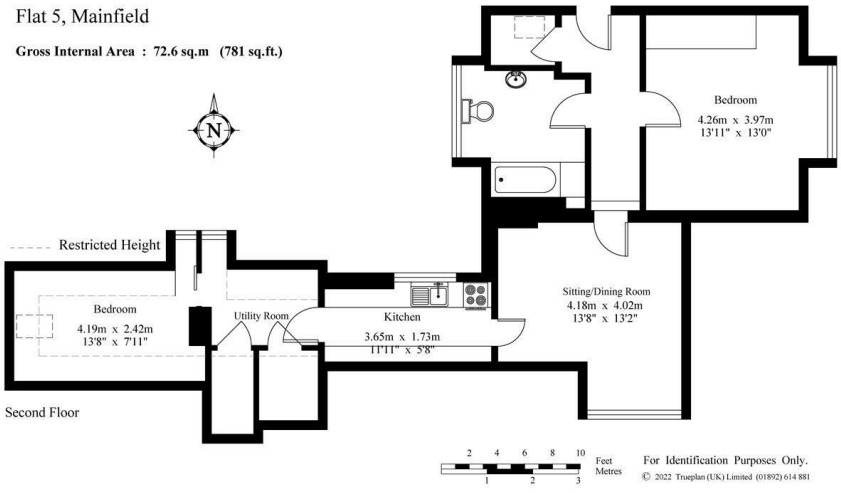
Sevenoaks town centre, with its comprehensive range of educational, recreational and shopping facilities, and mainline station with fast services to London, is approximately 5 miles away.

The M20 and the M26, both linking to the M25, can be accessed within approximately 4 miles.

Agents Note
We understand the property is leasehold with the five apartments at Mainfield jointly owning the freehold.

The vendor informs us the ground rent is £20 p.a.and the current service charge for 1/1/2023 -31/12/2023 is £2000 p.a and this is reviewed annually.

The lease is 99 years from 25/12/1975, however the vendor informs us that all the paperwork has been drawn up for a 150 year lease from 28/12/2004 which has been agreed with all the residents and
four of them have already been extended. He also said he is willing to arrange for the lease to be extended if the new buyers require this.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

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