



5, Mainfield,  
Ismays Road, Ightham, TN15 9BD  
Price Range £375,000

**Kings**

PRICE RANGE £375,000 - £400,000

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.

## Summary

- Second Floor Apartment
- Imposing Period Property
- Delightful Views
- Semi-Rural Location in Ightham
- Sitting/Dining Room
- Kitchen, Utility Room
- Two Bedrooms, Bathroom
- Large Private Garden
- Approx. 11.5 Acres Communal
- NO ONWARD CHAIN

## 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 with a hidden cupboard behind the panelling (for the use of number 5?) and door to an inner hall leading to a staircase to the entrance door to number 5.

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 and a large private garden, an approximately 11.5 acres (TBC) of communal grounds and shared driveway. Council Tax Band D.

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

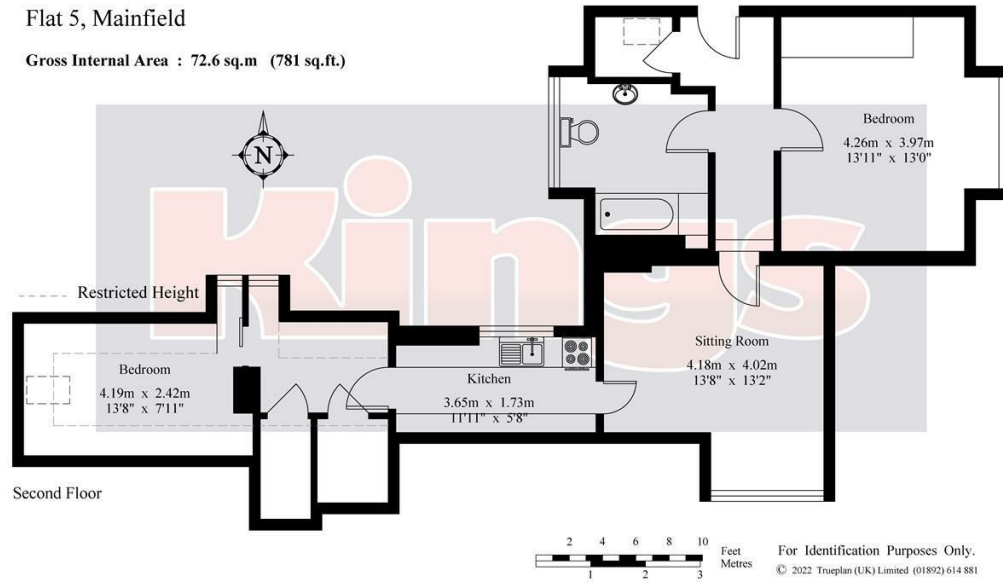
The vendor informs us the ground rent is £40 p.a. and the service charge is £1100 p.a.

The vendor also informs us that the lease is currently 99 years from 25/12/1975, however, all the paperwork has been drawn up for 150 year lease from 28/12/2004 which has been agreed with all the residents and three 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.



Flat 5, Mainfield

Gross Internal Area : 72.6 sq.m (781 sq.ft.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	55
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Kings gives notice that: 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

35 Swanley Centre, Swanley, Kent, BR8 7TL  
swanley@kings-estate-agents.co.uk

01732 885585 www.kings-estate-agents.co.uk

