



5, Mainfield,

Ismays Road, Ightham, TN15 9BD

Price Range £325,000

**Kings**

PRICE RANGE £325,000 - £350,000

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.

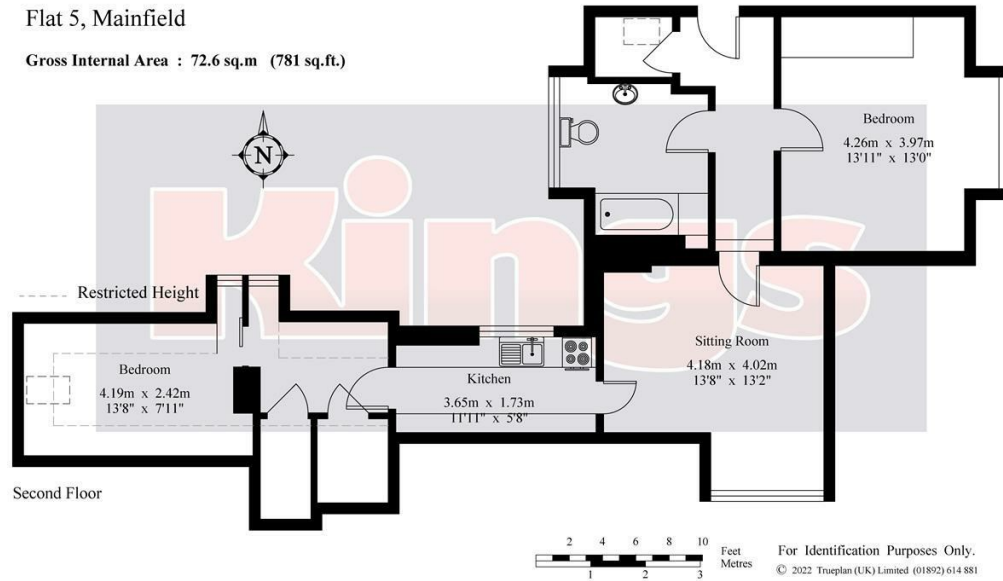
The vendor informs us the ground rent is £40 p.a. and the service charge is £1100 p.a.

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	

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