

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans made with AutoCAD 2014.



2ND FLOOR  
1301 sq.ft. (120.9 sq.m.) approx.





### Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the second floor.

### Entrance Hall

Very spacious Entrance Hall, coved ceiling, two ceiling light points, radiator, access to all principle rooms, double doors to a spacious storage cupboard with hanging space and shelving, double doors to a further large storage cupboard housing a pre-lagged hot water cylinder with slatted shelving and header tank.

### Living Room/Dining Room

6.81m x 3.61m (22' 4" x 11' 10") Max. Living Area Coved ceiling, two ceiling light points, rear aspect double glazed window, two radiators, side aspect double glazed window, double glazed door giving access through to the Balcony feature electric fire with surround, power points, TV point, square arch leading through to the Dining Area

Dining Area: 3.48m x 2.44m (11' 5" x 8' 0") Side aspect double glazed window, radiator, coved ceiling, ceiling light point, glazed door giving access through to the Hallway.

### Balcony

Of a Southerly aspect, this is a real feature of the property being of a very good size and offering a pleasant outlook, enclosed by balustrade, outside light, accessed from the Living/Dining Room and Bedroom One.

### Kitchen

3.61m x 3.32m (11' 10" x 10' 11") A comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with concealed extractor hood over, composite sink unit with mixer tap, rear aspect double glazed window, integrated Neff oven, space for washing machine, space for up-right fridge freezer, integrated full width dishwasher, cupboard housing a Glow Worm boiler serving domestic hot water and central heating systems, ceiling light point, coved ceiling, part tiled walls, power points.

### Bedroom One

6.72m x 3.61m (22' 1" x 11' 10") Max. Spacious double room, side aspect double glazed window, double glazed door giving access through to the Balcony, radiator, power points, coved ceiling, ceiling light point, fitted quadruple wardrobe with sliding doors providing ample hanging space and shelving for storage, door to En-Suite.

### En-Suite

2.45m x 1.80m (8' 0" x 5' 11") Spacious En-Suite with corner tiled shower cubicle, thermostatic shower unit, wash hand basin with monobloc tap, cupboards beneath, under a fitted vanity cupboard with light, bidet, WC with concealed cistern, tiled walls, smooth plastered ceiling, inset to ceiling spot lights, extractor, heated towel rail.

### Bedroom Two

4.25m x 3.16m (13' 11" x 10' 4") A good sized second Bedroom, side aspect double glazed window, coved ceiling, ceiling light point, radiator, power points, fitted wardrobes to one wall with sliding doors providing ample hanging space and shelving for storage.

### Bedroom Three

5.05m x 2.72m (16' 7" x 8' 11") Currently being used as an Office/Study, coved ceiling, ceiling light point, a good range of fitted bedroom furniture, radiator, power points, side aspect double glazed window.

### Bathroom

2.91m x 1.88m (9' 7" x 6' 2") Max. Paneled bath with tiled surround, mixer tap, thermostatic shower unit over, WC with concealed cistern, wash hand basin with cupboards beneath, under an illuminated mirror fronted vanity cupboard, heated towel rail, side aspect obscure double glazed window, coved ceiling, ceiling light point, additional large fitted mirror fronted vanity cupboard.

### Outside

Westerham Court is set on extremely well tended communal grounds which are predominately laid to lawn, ample visitors parking available.

### Garage

There is one Garage conveyed with this apartment with an up and over door, with power.

### Additional Information

Tenure: Leasehold

Lease Length: 999 Years from June 1978

Service Charge: £1,325.00 every six months (including a reserve fund payment half yearly of £400.00)

Ground Rent: Peppercorn

EPC Rating:

Council Tax Band: F



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

