



**FLAT 4 CATHERINE HOUSE, 3 STATION ROAD, BOROUGH GREEN,
KENT, TN15 8ER**

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 **Hillier**
Reynolds

£240,000

SHARE OF FREEHOLD

Beautifully presented one bedroom second floor apartment.

One allocated parking space.

Central village location within easy walking distance of MLS.





We are delighted to market this beautifully presented one bedroom second floor apartment. The property was built in 2020 and is one of five apartments that benefit from a share of the freehold. Located centrally in the popular village of Borough Green the apartment is just a couple of minutes' walk to the mainline station with services to London Bridge, Charing Cross and Victoria. There is an allocated parking space at the rear of the property as well as a bike store.

The block has been well designed and is stylish and contemporary building. There is an entry phone system to gain access to the building. The apartment is reached via a staircase leading to the second floor. A light and bright entrance hallway has a large storage cupboard and leads to the open plan kitchen and living area which is a generous space that the current owner has furnished beautifully. The room has been designed to provide specific seating, dining and cooking areas and is a sociable bright space for living and entertaining. The kitchen is a modern sleek design with a good selection of units providing storage and work top space plus many integrated appliances. There is a stunning Juliet balcony so the seating area is flooded with natural light.

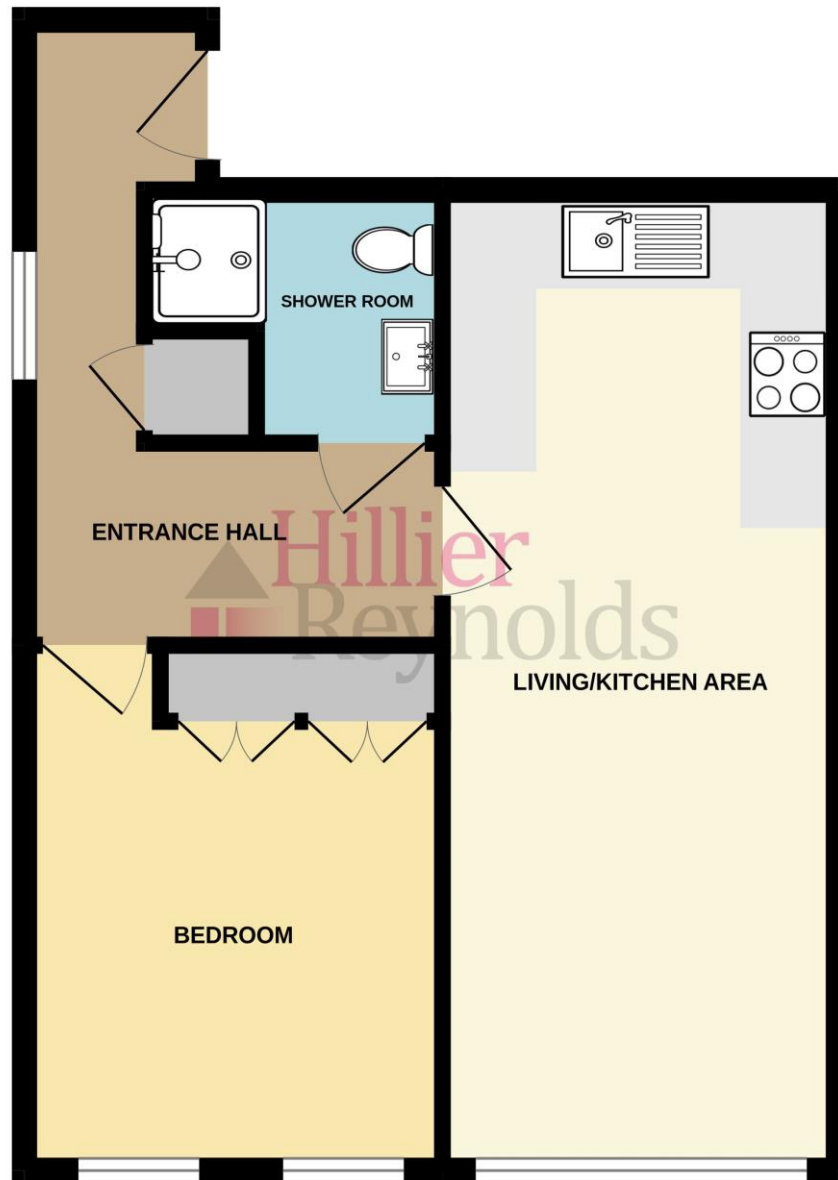
The large double bedroom is located at the front of the apartment and has been decorated in modern tasteful colours. There is a double built in wardrobe. The shower room is as tastefully designed as the rest of the apartment and has a large shower cubicle and high specification fittings.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. There are good transport links with the M20, M26 Motorways just a short drive away.

Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

FIRST FLOOR



Communal Entrance

Entrance Hallway

Lounge/Kitchen Area

22'6" (6.86m) x 9'3" (2.82m)

Bedroom

12'01" (3.68m) x 9'9" (2.97m)

Shower Room

7'0" (2.13m) x 5'10" (1.78m)

Outside

One allocated parking space. Communal bike store and bin area.



Route to View

From our office proceed north along the High Street. Turn right into Station Road and the property can be found on the left hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

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