



KARRISON
PROPERTY

3 BED APARTMENT
TO LET



FLAT 3, WINTERTON COURT

Market Square, Westerham, Kent TN16 1AL

TENANCY	AST for 12 MONTHS +
SIZE	3 BED
RENT	£1,950 PCM
AVAILABLE	IMMEDIATELY

FEATURES

- > Stunning apartment finished to a high standard
- > 3 Bedrooms
- > 2 Bathrooms
- > 2 Balconies
- > Town centre location
- > Parking

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

This stunningly presented period apartment is neutrally decorated throughout and has been finished to a high standard. The accommodation is arranged over four floors, including its own private entrance and parking.

The main reception room benefits from a balcony to the rear, together with oak flooring, a surround sound system and a video entry system.

The kitchen is provided with a range of shaker style units, integrated fridge, freezer, wine cooler, dishwasher, microwave and marble worktops.

The master bedroom benefits from a dressing room with fitted wardrobes and en suite bathroom.

DIRECTIONS

From our office in Market Square, turn right and cross the road and the entrance to the apartment can be found to the left of the Hospice in the Weald shop.

LOCATION

The property is located in the heart of the historic market town of Westerham with its convenience shopping and numerous acclaimed restaurants and old coaching inns. Excellent fitness and sporting facilities are available including Mooreenergy Fitness Centre in the town centre and nearby golf clubs of Westerham, Limpsfield Chart and Parkwood. The town is surrounded by extensive Green Belt countryside providing numerous walks and facilities for recreational activities.

KEY FEATURES

- > Ground floor entrance and hallway
- > Reception room
- > Kitchen
- > Master bedroom with dressing area & en-suite
- > 2 Further bedrooms
- > Shower room
- > Parking

GENERAL INFORMATION

Services:	Mains gas, electricity, water & drainage.
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'D'. Council Tax for the current financial year 2024/2025 is £2,352.17.
EPC Rating:	'C'

TERMS

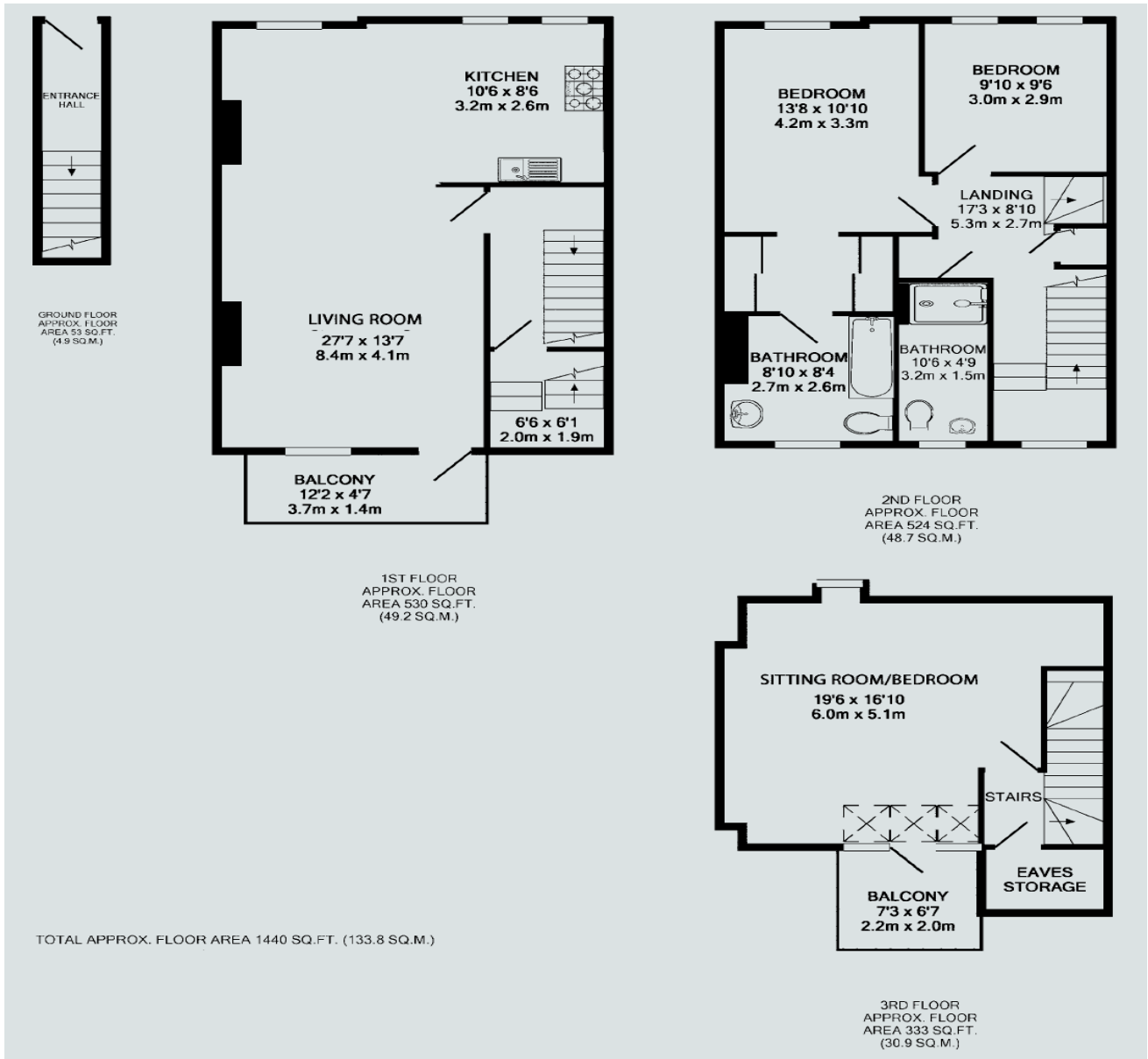
The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,950 pcm**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding deposit of 1 weeks rent will also be required. Further details on request. No pets allowed.

VIEWING & FURTHER INFORMATION

Lesley Coppack or Alison Hiller
01959 563888
or visit : karrison.co.uk

IMPORTANT INFORMATION

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.





Historic Photographs