



**KARRISON**  
PROPERTY

3 BED FLAT  
**TO LET**



## FLAT 2, 3 THE GREEN

Westerham, Kent TN16 1AS

TENANCY	AST for 12 MONTHS +
SIZE	3 BEDROOMS
RENT	£1,650 PCM
AVAILABLE	OCTOBER 2024

### FEATURES

- > Second Floor Flat
- > 3 Double Bedrooms
- > Reception Room
- > Kitchen / Breakfast Room
- > Wet Room
- > Storage Room
- > Located in the heart of the town centre

Contact us on 01959 563888 or visit [www.karrison.co.uk](http://www.karrison.co.uk)

## DESCRIPTION

An extremely spacious and bright second floor apartment located in the centre of Westerham with fantastic views over the town and surrounding countryside beyond.

The apartment has a shared entrance.

Note: The property is accessed via two flights of stairs.

## KEY FEATURES

- > 3 Double Bedrooms
- > Reception Room
- > Kitchen with fitted appliances
- > Wet Room
- > Storage Room
- > High ceilings and original features

## GENERAL INFORMATION

Services:	Mains gas, electricity and water.
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'C'. Council Tax for the current financial year 2024/2025 is £2,090.82
EPC Rating:	'D'

## DIRECTIONS

From our offices, proceed along the A25 towards Sevenoaks, and the property can be found on The Green, above Kate's shop.

## TERMS

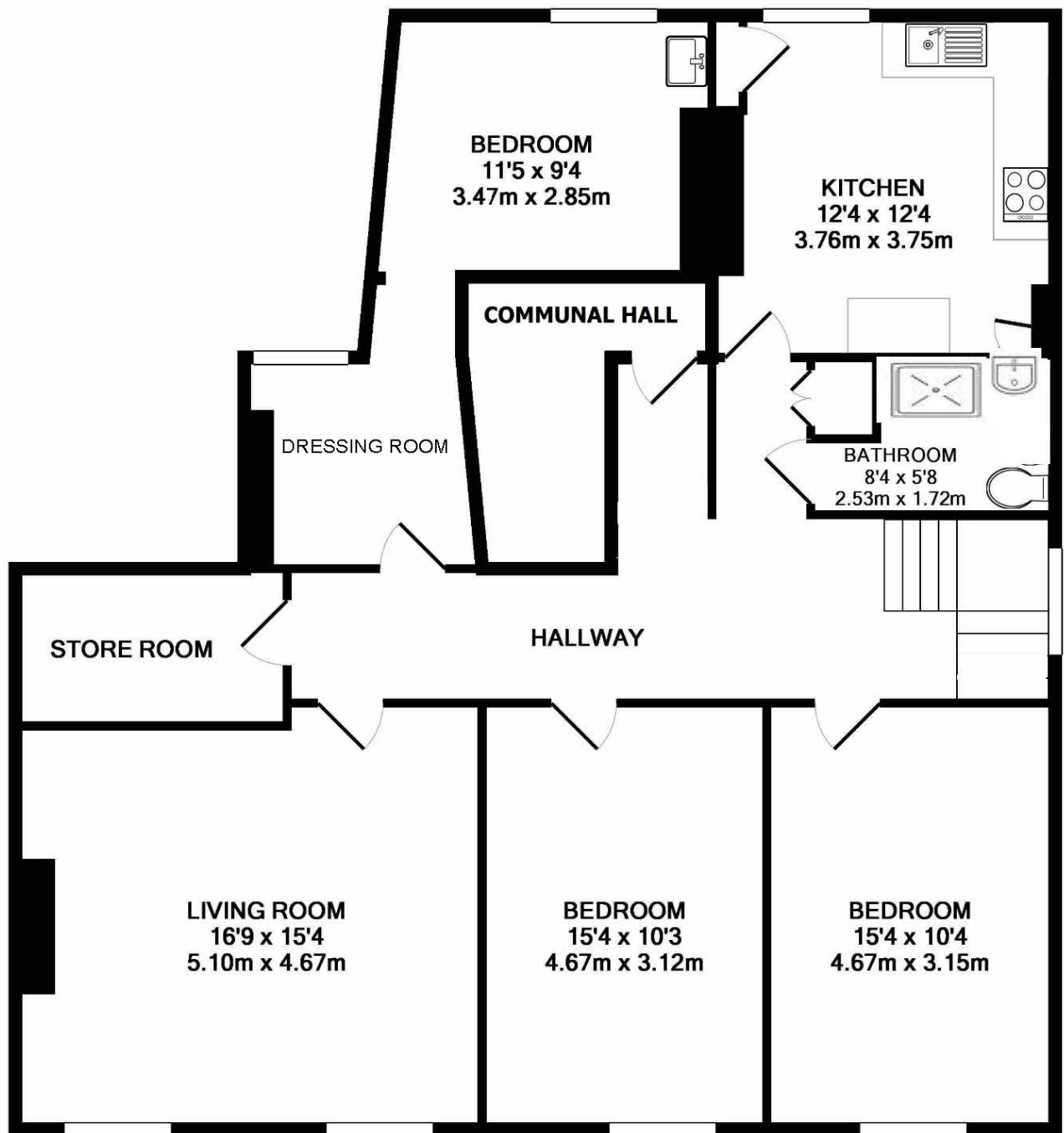
The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,650 pcm**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for 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](http://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.



FLAT 2, 3 THE GREEN, WESTERHAM TN16 1AS  
TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.6 SQ.M.)  
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