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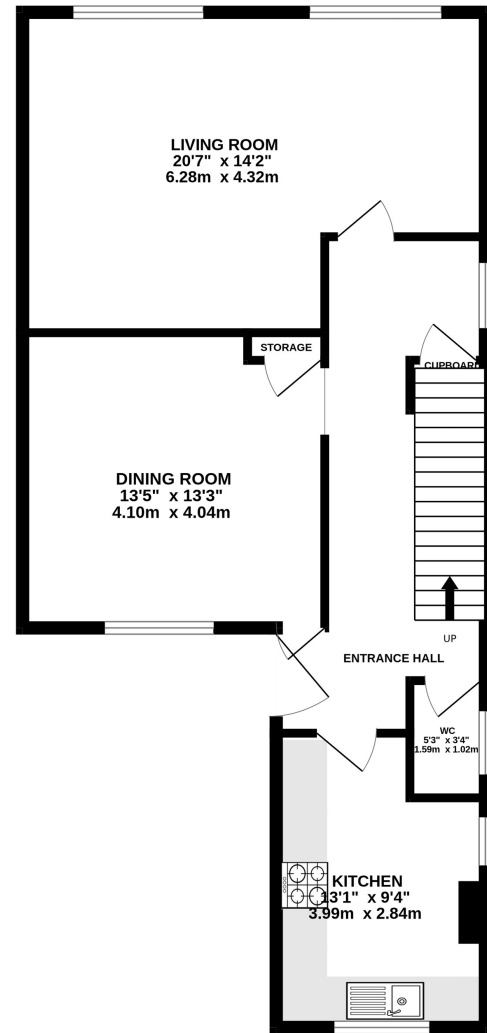
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3b Dorset Street
Sevenoaks
Kent TN13 1LL

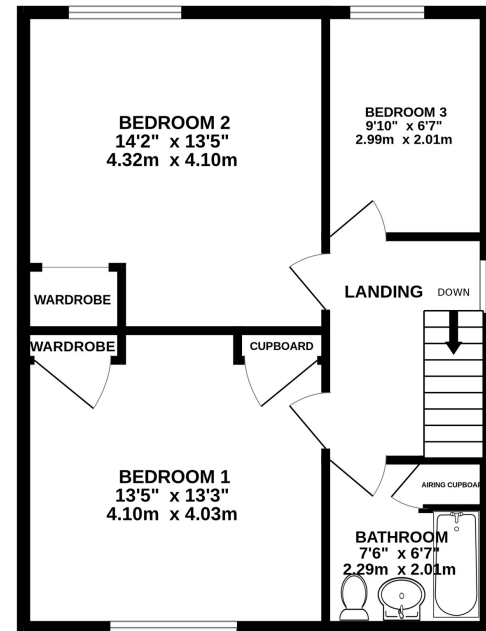
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GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



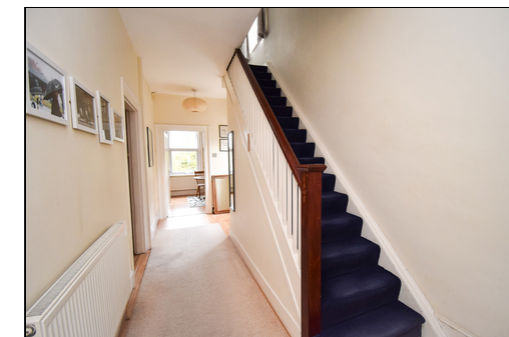
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1324sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



61A LONDON ROAD, SEVENOAKS, KENT TN13 1AU

Imagine a plethora of shops, restaurants, and excellent transport links all at your doorstep! This unique apartment is set over two floors and is ideally located for both Sevenoaks town and station. With three bedrooms, two reception rooms, cloakroom and upstairs bathroom, this spacious apartment offers further potential to refurbish to one's own tastes. There is the additional benefit of off street parking, which is a rare and sought after feature in the town centre.

Three bedrooms ■ Two reception rooms ■ Allocated parking space ■ Maisonette apartment ■ Bright and airy ■ Potential to refurbish to own taste ■ Central location ■ Short walk to Sevenoaks station ■ Victorian Era ■ Leasehold 101 years remaining, current lease end date 25 Dec 2125

PRICE: GUIDE PRICE £425,000 LEASEHOLD



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SITUATION

The property is conveniently situated within walking distance of Sevenoaks mainline railway station, 0.5 miles, which offers fast and frequent services to London Bridge in as little as 22 minutes. The town offers varied shopping, a multitude of cafés and restaurants, a library and swimming pool complex. There are excellent educational facilities in the area in both the state and private sectors. A number of golf clubs nearby including Wildemesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming/running and is a lovely safe environment for children. The property is well placed for easy access to major roads and junction 5 for the M25 can be accessed at Chevening which is a short drive away.

DIRECTIONS

From Sevenoaks post office, proceed north down the London Road in the direction of Sevenoaks railway station. Turn left down Lime Tree Walk and immediately right into Beech Road. Access to the property is on the right hand side and from the rear, and the apartment has its own staircase and entrance.

PARKING

There is one large allocated parking space for the property, directly by the stairs leading up to the front door on the right hand side when facing the property.

ENTRANCE

Accessed via a private staircase, decked area.

FIRST FLOOR

ENTRANCE HALL



Hallway with doors to kitchen, WC, dining room and living room. There is a large understairs storage cupboard which provides highly convenient storage. Radiator and double glazed window to side, stairs up to first floor.

KITCHEN



13' 1" x 9' 4" (3.99m x 2.84m) Range of matching wall and base units and worktops, stainless steel sink and drainer inset, four ring gas hob and oven, extractor fan, tiled splashback, integrated fridge freezer, space for washing machine, double glazed windows to the rear and side. There is a cupboard housing a combination boiler which is regularly serviced.

WC

3' 4" x 5' 4" (1.02m x 1.63m) Low level WC, wall-mounted hand wash basin with tiled splashback, double glazed window to side with obscure glazing and radiator beneath, wall-mounted mirror.

DINING ROOM

13' 5" x 13' 3" (4.09m x 4.04m) Could be used as either a dining room or fourth bedroom. Doors to rear and side, double glazed window to rear, storage cupboard with shelving.

LIVING ROOM



14' 2" x 20' 7" (4.32m x 6.27m) Bright and airy living room, with two double glazed windows to the front with radiators beneath.

SECOND FLOOR

LANDING

Doors to bedrooms and bathroom, double glazed window to side, banister. Hatch to the loft, which is insulated.

BEDROOM 1



13' 3" x 13' 5" (4.04m x 4.09m) Large double bedroom with double glazed window to rear with radiator beneath, storage cupboard with shelving and cupboard above, wardrobe with railing and cupboard above.

BEDROOM 2



13' 5" x 14' 2" (4.09m x 4.32m) Large double bedroom with double glazed window to front and radiator beneath, storage space with railing and cupboard above.

BATHROOM



6' 7" x 7' 6" (2.01m x 2.29m) Tiled with double glazed window to rear with obscure glazing, vanity unit, bath with handheld shower, low level WC and radiator. There is a large airing cupboard with shelving.

BEDROOM 3



6' 7" x 7' 6" (2.01m x 2.99m) Single bedroom or great study space, with double glazed window to rear and radiator beneath.

LEASE AND CHARGES

There are 101 years left on the lease, currently ending 25th Dec 2125.

Ground rent is £25.00 per annum.

We understand that there are no additional services charges other than building insurance, and the lease stipulates that repairs are split 50/50 with the shop below, aside from windows which are the financial responsibility of each property individually.

Council tax: Band D