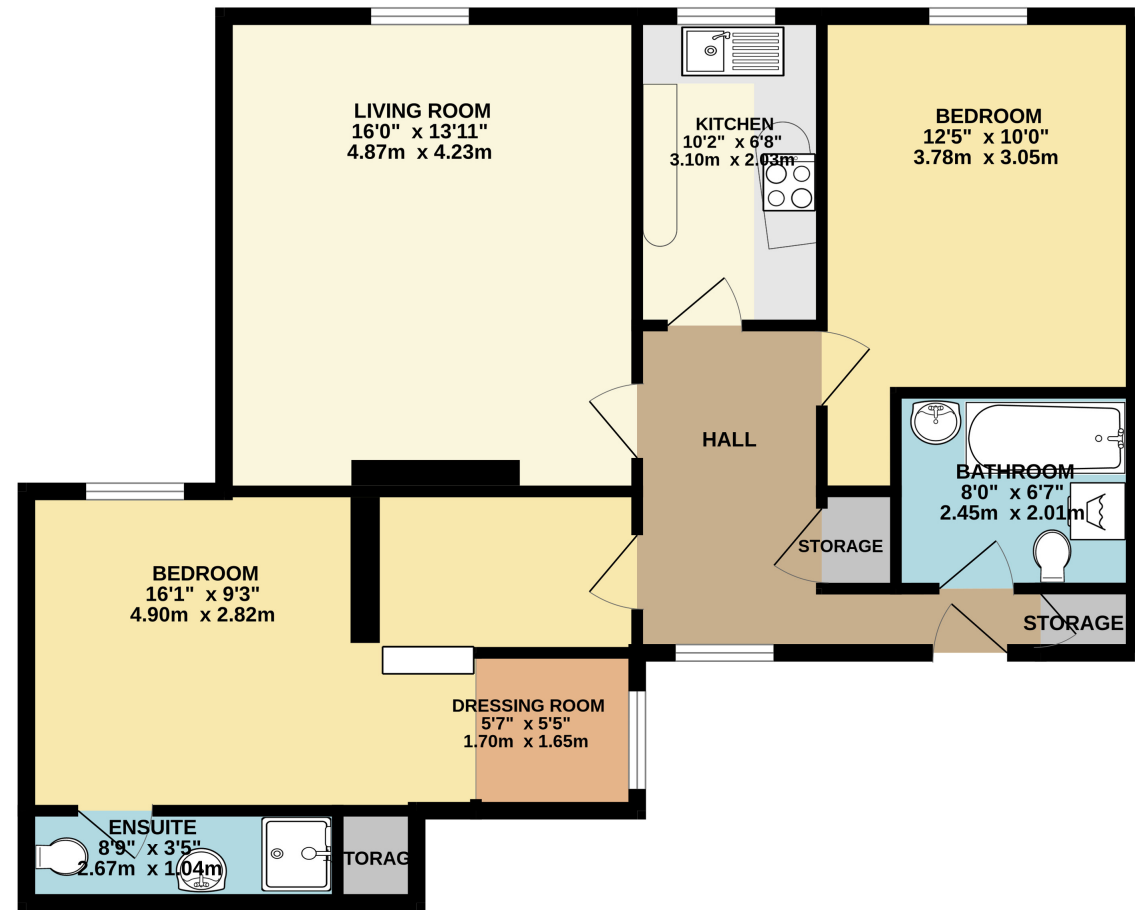


FIRST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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4, BLIGHS APARTMENTS 135 HIGH STREET, SEVENOAKS TN13 1UP

Set within a listed property this desirable 2 bed 2 bathroom top floor apartment enjoys a most convenient position within the heart of Sevenoaks. The property is on split levels and offers a contemporary accommodation within an attractive character building. There is tucked away high street access which offers security privacy, spacious accommodation convenient location.

Central Location ■ Secure Entry phone system ■ Light and spacious communal entrance hall ■ Spacious private hall ■ Spacious Bathroom ■ Ample storage ■ Spacious bedroom with ensuite shower room ■ Good size second bedroom ■ Fitted kitchen ■ Living Room

PRICE: GUIDE PRICE £325,000 LEASEHOLD



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SITUATION

The Apartment is situated in the middle of Sevenoaks town centre and Sevenoaks main line railway station is about 10 minutes walk. The train service to London Charing Cross/London Bridge/Cannon Street is fast and frequent and the journey time is about 30 minutes. The town offers varied shopping, 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 are nearby including Wildernesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and 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

As you enter Sevenoaks from the north you approach the Pembroke Road traffic lights. Continue over the lights into the town and the apartment is on the right hand side with an access gate between WH Smith and The Oak Tree.

GROUND FLOOR

COMMUNAL ENTRANCE HALL



The apartments are approached via wrought iron gate between WH Smith and The Oak Tree. This leads to a glazed door again with entry phone system. There is a spacious communal entrance hall with tiled floor which leads to staircase to first floor and then a small flight of stairs to another level.

FIRST FLOOR

ENTRANCE HALL



11' 3" x 10' (3.43m x 3.05m) maximum. Front door leading into a spacious private hallway with coats cupboard housing RCD unit, airing cupboard, opaque window, doors leading to all rooms, laminate wood floor.

KITCHEN



10' 1" x 6' (3.07m x 1.83m) Fitted with attractive dark wood effect wall and base units, marble effect worktops, stainless steel single drainer sink unit, stainless steel oven, gas hob and extractor hood, space for fridge freezer and dishwasher, part tiled walls, breakfast bar, window to Blighs Meadow shops.

LIVING ROOM



16' x 13' 10" (4.88m x 4.22m) Two sash windows overlooking Blighs Meadow shops, radiator.

BEDROOM 1



16' 1" x 9' 3" (4.90m x 2.82m) Windows to side, radiator, open to walk in wardrobe, door to ensuite.

DRESSING ROOM

5' 7" x 5' 5" (1.70m x 1.65m) Potential for fitted with hanging and storage space both sides, or study area, window.

ENSUITE SHOWER ROOM



8' 9" x 3' 5" (2.67m x 1.04m) Fitted with modern white suite comprising of enclosed shower, pedestal wash hand basin, low level W.C., tiled floor, tiled walls.

BEDROOM 2



12' 5" x 10' (3.78m x 3.05m) Window overlooking Blighs Meadow shops, radiator.

BATHROOM



8' 2" x 6' 7" (2.49m x 2.01m) White suite comprising of panelled bath with overhead shower, pedestal wash hand basin, low level W.C., recess housing heated towel rail, Plumbed for washing machine, part tiled walls, tiled floor.

LEASE

125 years from 2005
Ground Rent £100.00 per annum
Service Charge £3400 per annum to be confirmed

COUNCIL TAX BAND C