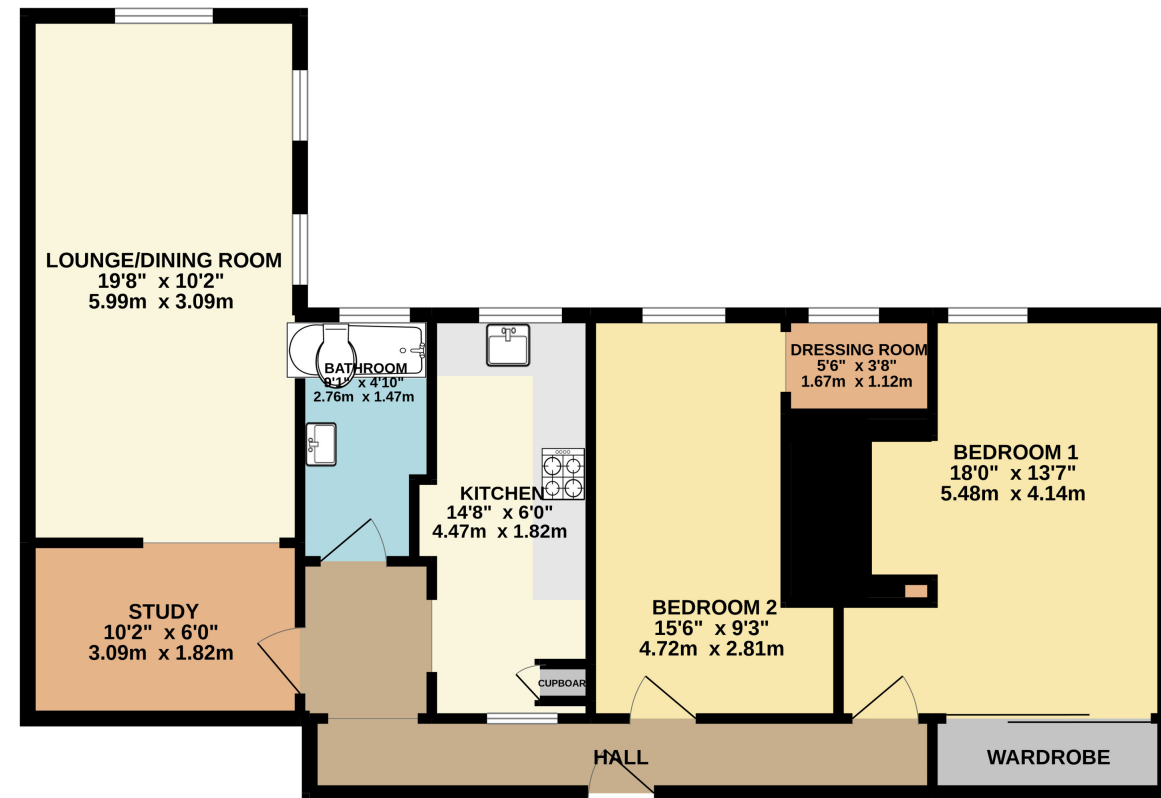


GROUND FLOOR
820 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.1 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	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



6 RIVERHEAD HOUSE WORSHIPS HILL, RIVERHEAD, SEVENOAKS, KENT, TN13 2AP

A charming 2 bedroom apartment occupying part of the ground floor of this prestigious Grade II Listed Mansion which nestles in the heart of Riverhead village. The accommodation enjoys a character feel and has well proportioned rooms with attractive multi paned sash windows.

Communal Entrance Hall ■ Entrance Hall ■ Inner Hall ■ Lounge/Dining Room ■ Study Area ■ Kitchen ■ 2 Bedrooms ■ Bathroom ■ Gas fired central heating ■ Communal Garden ■ Garage en bloc which the owner uses without right to title

PRICE: £339,995 SHARE OF FREEHOLD

SITUATION

Situated in the convenient village of Riverhead which benefits from local shops and restaurants, a Tesco Superstore and filling station. Sevenoaks station is approximately .75 miles providing an excellent train service to Charing Cross/Cannon Street in around 30 minutes. Sevenoaks Town centre is about 1½ miles away and offers a large selection of shops, restaurants, a library, leisure centre and a cinema/theatre complex. There are sought after schools nearby which include Riverhead Infants and Amherst Primary School. Access to the M25 at Chevening, Junction 5 with connections to Gatwick and Heathrow Airports is within a short drive.

DIRECTIONS

From Sevenoaks High Street proceed to the traffic lights at Pembroke Road and turn left and then right at the next lights onto London Road and proceed northwards past Sevenoaks railway station. At the roundabout turn left into Worships Hill, turning left into St Marys Drive and left again into Riverhead Mews and Riverhead House.

GROUND FLOOR

ENTRANCE HALL

25' 4" x 2' 8" (7.72m x 0.81m) mat within a mat well, engineered oak floor, coat hooks, radiator, decorative cornice to part.

INNER HALL

4' 10" x 4' 8" (1.47m x 1.42m) approached through a decorative arch from the entrance hall, engineered oak floor, opening leads through to the kitchen, decorative arch with door leads into the lounge and a door leads into the bathroom.

LOUNGE/LIVING ROOM



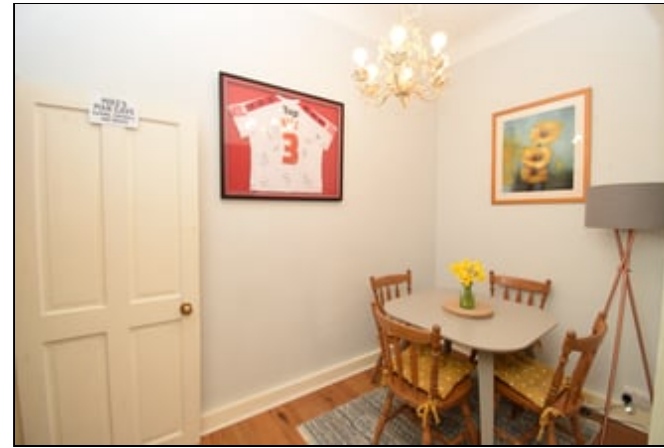
10' 2" x 19' 8" (3.10m x 5.99m), double aspect room with three multi-paned feature sash windows, engineered oak floor, two double radiators, covered cornice.

KITCHEN



14' 8" x 6' (4.47m x 1.83m) multi paned window, Worcester gas fired combination boiler serving the central heating and hot water, Beech wood worktops incorporating a butler sink with mixer tap, cupboard under, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a cooker, range of ground and wall cupboards, set of drawers, space for a fridge/freezer, vinyl floor, halogen lighting, splash back tiling.

STUDY/DINING ROOM



10' 2" x 6' (3.10m x 1.83m) engineered oak floor, opening leads through to the lounge/dining room,

BEDROOM 1



18' x 13' 7" narrowing to 8' 8" (5.49m x 4.14m) multi paned sash window, carpet, double radiator, halogen lighting.

BEDROOM 2

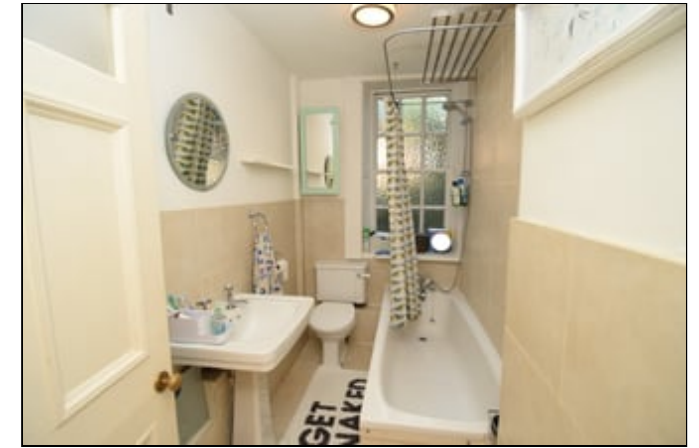


15' 6" x 9' 3" narrowing to 7' 4" (4.72m x 2.82m) carpet, multi paned sash window, radiator, halogen lighting, opening leads through to a dressing room.

DRESSING ROOM

5' 5" x 3' 1" (1.65m x 0.94m) carpet, multi paned sash window.

BATHROOM



9' 1" x 4' 10" (2.77m x 1.47m) panelled bath with mixer tap and hand shower, shower curtain and rail, tiled floor, multi paned sash window with obscure glazing, low level wc, wash hand basin, double radiator, half tiled walls.

OUTSIDE

COMMUNAL GARDEN

There is a communal garden comprising areas of lawn, various trees, flower beds with shrubs and bushes. A gate provides easy access into the village centre.

GARAGE EN BLOC

There is a garage en bloc which we understand the owner has always used but that the garage is not within the vendors property title. The cost of the garage is £100.00 per month.

LEASE/FREEHOLD DETAILS

The apartment owns a share of the freehold of the building only. Lease is for 999 years dated from March 1987. The vendor has advised us that the service charge is approximately £1,440 per annum which includes building insurance and money into a sinking fund.

COUNCIL TAX BAND C