



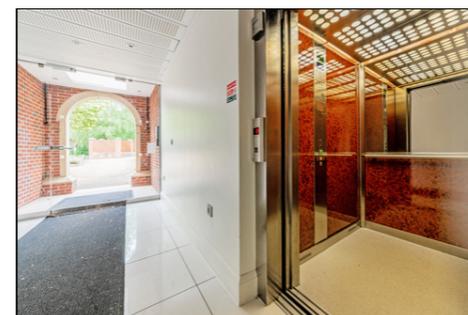
Total area: approx. 70.4 sq. metres (757.5 sq. feet)

For Illustrative Purposes Only. Not To Scale

Plan produced using PlanUp.

8 The Brackens, Mount Harry Road, Sevenoaks

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8, THE BRACKENS 7A MOUNT HARRY ROAD, SEVENOAKS TN13 3GW

A ready to move into purpose built one bedroom top floor apartment with lift and offering well proportioned rooms, communal gardens and parking. This exclusive block of only nine apartments was finished in 2008 and is located in a prime residential road within walking distance of the town centre, Sevenoaks railway station and varied local shops. NO CHAIN.

Great Location ■ Walking distance to Sevenoaks station ■ Secure communal entrance with lift ■ Open plan Living Room/Kitchen ■ Bedroom ■ Spacious Bathroom ■ Gas fired under floor heating ■ Sealed unit double glazed windows ■ Car parking space & communal garden ■ 125 year lease from 1/7/07

PRICE: GUIDE PRICE £350,000 LEASEHOLD

SITUATION

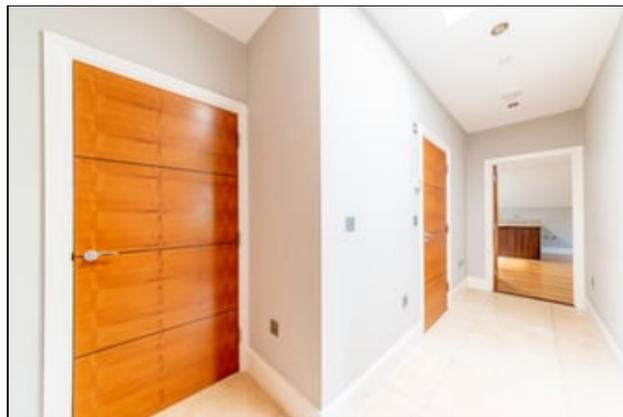
The Brackens is situated within walking distance of the shops at Upper St Johns and both the main line railway station (for fast and frequent trains to Charing Cross/London Bridge/Cannon Street in about 30 minutes) and Sevenoaks town centre are within walking distance. The centre of Sevenoaks town offers 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 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. 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 High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine on your right and the parade of shops on your left. Just as you reach the next parade of shops on your right (upper St Johns) turn left into Mount Harry Road, proceed for a short distance and the driveway to The Brackens will be found on your left hand side.

ACCOMMODATION

ENTRANCE HALL



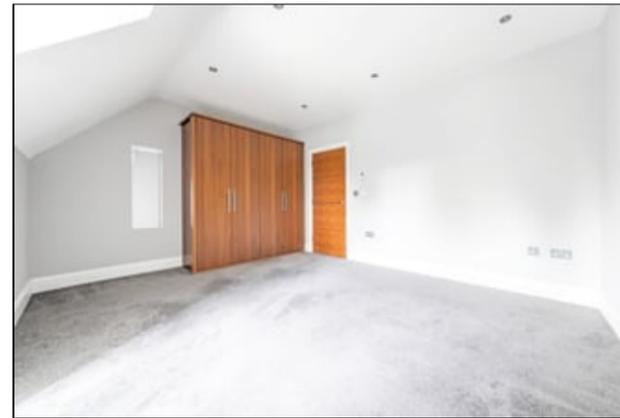
Under floor heating, storage cupboard, camera entry phone, dome skylight.

OPEN PLAN LIVING ROOM/KITCHEN



25' 2" x 17' 5" (7.67m x 5.31m) In the living room area there is an engineered oak floor, halogen down lighting, sealed unit double glazed window to the front, under floor heating, storage cupboard. In the kitchen area there is a tiled floor with under floor heating, a range of ground and wall cupboards, granite worktops incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, built in dishwasher, washing machine/dryer, fridge/freezer, microwave and oven with cupboards above and below, 5 ring gas hob with pan drawers under, stainless steel extractor canopy over, stainless steel splashback, cupboard housing a gas fired boiler serving the central heating and hot water, dome skylight.

BEDROOM



15' 0" x 11' 7" (4.57m x 3.53m) sealed unit double glazed window to the front, two built in double wardrobe cupboards, halogen down lighting, carpet, under floor heating.

BATHROOM



A large bathroom with a panelled bath with a flat screen television incorporated within a tubular heated towel rail, low level wc with a concealed cistern, wash hand basin with mixer tap and splashback, walk in shower cubicle, discreet lighting at floor level, tiled floor with under floor heating, halogen down lighting, fully tiled walls.

OUTSIDE

FRONT GARDEN



There is a communal front area where there is parking for each of the apartments together with visitors parking, flower beds and borders, lawn, a dustbin enclosure, access leads through to the rear garden.

REAR GARDEN



There is a rear communal garden which comprises mainly lawn, there are flower beds and a number of mature trees. An external store room for keeping bikes and garden furniture.

MAINTENANCE AND GROUND RENT

£2,798.01 per annum. Ground rent £400.00 per annum.

COUNCIL TAX BAND

Tax band 'D'. £2,345.93 payable (does not allow for the 25% single occupancy relief rate.

TENURE

Leasehold interest. 125 years from 1st July 2007.