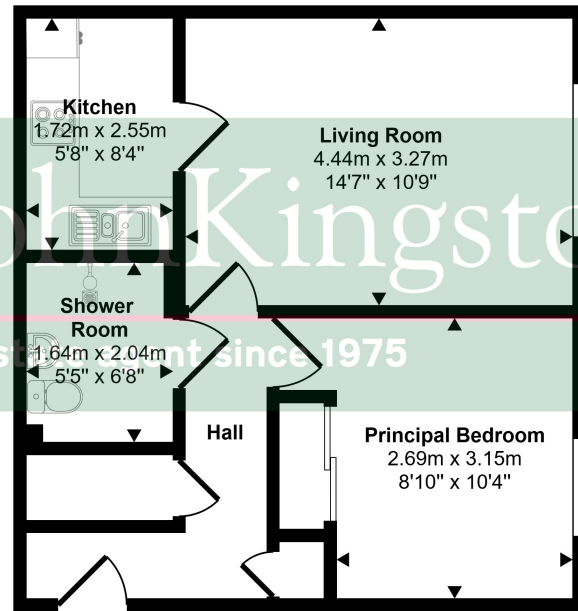


Approx Gross Internal Area
41 sq m / 442 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C	72	73
(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	



21 THE ACORNS BRADBOURNE PARK ROAD, SEVENOAKS TN13 3YD

FOR THE OVER 60's (men 65+, women 60+) – A fantastic one bedroom first floor flat tucked away at the rear of this exclusive development, offering a peaceful setting just a short stroll from Sevenoaks station. The property benefits from residents' parking and attractive communal gardens, providing comfort and convenience in an excellent location. NO CHAIN.

One bedroom retirement property ■ First floor apartment with stair lift ■ Desirable and convenient central location ■ Short walk to Sevenoaks mainline station (0.2 miles) ■ Entry phone system ■ Private residents parking area ■ Communal garden ■ Part time manager/24 hour emergency cover via built in alarm system ■ Long lease (159 years from 1990) ■ NO CHAIN

PRICE: GUIDE PRICE £130,000 LEASEHOLD

SITUATION

From Sevenoaks town proceed north down London Road towards the railway station. Turn right opposite the station into Hitchen Hatch Lane, take the first left into Bradbourne Park Road. The Acorns is a development on the left hand side opposite Granville School.

DIRECTIONS

The property lies in a convenient position within short walking distance of Sevenoaks mainline railway station (approx. 0.2 miles) with its fast and frequent services to London Bridge in as little as 23 minutes. Local shops at Tubs Hill are also within easy reach (approx. 0.3 miles). The renowned Bradbourne Lakes with its varied wild fowl and peaceful setting is also within a short walk.

Sevenoaks High Street (around 0.7 miles) provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday markets in Buckhurst Lane and Saturday markets at Blighs. Historic National Trust owned Knole House with its 1,000 acre deer park, which is the last remaining in Kent, is within easy reach. Access onto the M25 at junction 5 at Chevening is within a short drive.

THE PROPERTY

COMMUNAL HALL



Stairs up to first floor with stair lift, automatic lighting, storage heater.

ENTRANCE HALL



Space for coats and shoes, carpet, radiator, consumer unit, coving, doors to living room, shower room and bedroom. There are two storage cupboards, one housing the Glow-Worm boiler and gas meter, the other housing the hot water cylinder with plenty of shelving.

PRINCIPAL BEDROOM



2.69m x 3.15m (8' 10" x 10' 4") Double bedroom with double glazed window to the rear, carpet, coving, radiator, built-in furniture comprising desk area and drawers, wardrobes with sliding mirrored doors.

LIVING ROOM



4.44m x 3.27m (14' 7" x 10' 9") Space for both living and dining, with double glazed window to the rear with views out to the communal garden, radiator, coving, carpet, multi-paned door to kitchen.

KITCHEN



1.72m x 2.55m (5' 8" x 8' 4") Wall and base units with tiled splashback, under cabinet lighting, electric hob, extractor above, fitted oven, space for washing machine, space for freestanding fridge, stainless steel sink unit with single drainer, door to living room.

SHOWER ROOM



1.64m x 2.04m (5' 5" x 6' 8") Part-tiled and comprising low level WC, pedestal hand wash basin, wall-mounted mirror and mirrored cabinet, Mira electric shower, extractor fan.

OUTSIDE

RESIDENTS PARKING



There is a car parking area which is marked as private and is for the use of residents of The Acorns.

COMMUNAL GARDEN



There are communal gardens surrounding the building for residents to enjoy. Comprising mainly lawn, flower beds and borders stocked with various plants, sitting areas and washing line.

AGENTS NOTES

OCCUPANCY CONDITION

It is a condition of the sale/purchase that male residents must be 65 and female residents 60. The lease states that the "Qualified Person" means a man of sixty five years or above or a woman of sixty years or above save that the Lessor reserves the right to vary the definition of the age of the qualified person.

LEASE AND MAINTENANCE



Lease term: 159 years from 1990 (124 years remaining).
The current service charge is approximately £343.92 pcm (includes building insurance, window cleaning, communal cleaning, gardening and a part time manager/24 hour emergency cover via built in alarm system).
Ground rent: £198.00 pa.

COUNCIL TAX: BAND C (£2,187.45 2025/26 APPROX. FIGURE)