



Flat 4, St Botolphs Court
Gross Internal Area : 84.9 sq.m (913 sq.ft.)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	81
A		
(81-91)		
B		
(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		

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FLAT 4, 10 ST BOTOLPHS COURT, SEVENOAKS TN13 3AS

Excellent, well appointed 2 bed 1st floor apartment built in 2001 within a block of only 7 bespoke homes. Juliette balconies to rear overlook a south facing communal rear garden, there is parking plus garage, lift, utility room. Superb for first time buyers or downsizers and town and station are within a short walk. Great location and priced to sell for a straightforward buyer.

Secure entry phone system ■ Lift ■ Two double bedrooms ■ Two bathrooms ■ Modern stylish kitchen ■ Utility room ■ 19'5 x 18' Sitting/Dining room with feature fireplace ■ Garage ■ Parking ■ Communal south facing garden ■ Walk to station and town ■ No chain

PRICE: GUIDE PRICE £499,950 SHARE OF FREEHOLD



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SITUATION

The property occupies one of the finest positions in a highly sought after residential road in the Vine Conservation Area, ideally placed within walking distance of the town centre and main line railway station. Sevenoaks railway station provides a fast service of trains to London Charing Cross/Cannon Street/London Bridge/Waterloo in about 30 minutes. Amherst Medical Centre is within a short walk. Sevenoaks town centre provides varied shopping, swimming pool complex, fitness centre and library. Sevenoaks School, The Granville, Walthamstow Hall School are also within easy reach as are a number of other popular schools. Historic Knole House with its 1,000 acre deer park is easily reached and which provides tranquil walking. There are many recreational facilities in the area including golf at Wildernesse, Knole Park and Nizels. Access to the M25/M20/M2/A21 is a short drive away at Junction 5 of the Chevening interchange.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction towards Pembroke Road traffic lights. Turn left here and then right at the next set into London Road. Proceed towards the station past The Drive and take your next right into St Botolphs Road before you reach the station. St Botolphs Court can be found a little way along on your right hand side.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Well presented communal hallway with stairs and lift to all floors, entry phone system.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Solid personal front door with spyhole, entry phone, radiator, cornice, two large storage cupboards.

SITTING/DINING ROOM



19' 5" x 18' (5.92m x 5.49m) Spacious reception with large double glazed window to front, two radiators, cornice, inset downlighting, coal effect gas fireplace with limestone surround and hearth, built in low level storage.

KITCHEN/BREAKFAST ROOM



12' 11" x 7' 8" (3.94m x 2.34m) Contemporary kitchen comprising high gloss wall and base units, quartz worktop and upstands, integrated Neff appliances comprising double oven 4 ring gas hob, overhead extractor, fridge freezer, dishwasher, pull out larder, concealed lighting, double glazed window to side, radiator, coved ceiling, inset downlighting, polished tiled floor, door to Utility room.

UTILITY ROOM

6' 10" x 5' 3" (2.08m x 1.60m) Fitted with matching high gloss wall and base units and wood effect worktops, plumbed for washing machine and tumble dryer, wall mounted Worcester Bosch combination boiler, polished tiled floors, integrated circular sink unit, extractor fan, concealed lighting

BEDROOM 1



11' 9" x 10' 7" (3.58m x 3.23m) Double glazed French doors to Juliette balcony, radiator, built in bedroom furniture, door to ensuite.

ENSUITE SHOWER ROOM



5' 3" x 5' 2" (1.60m x 1.57m) White suite comprising enclosed shower cubicle, pedestal wash hand basin, concealed flush W.C., tiled walls and floor, opaque double glazed window to side.

BEDROOM 2



10' 7" x 9' 7" (3.23m x 2.92m) Double glazed French windows to rear with Juliette balcony, radiator, built in triple wardrobes.

BATHROOM



6' 3" x 5' 6" (1.91m x 1.68m) White suite comprising panelled bath with telephone style shower attachment, concealed flush W.C., pedestal wash hand basin. tiled walls and floor, chrome heated towel rail.

OUTSIDE

GARAGE & PARKING

There is a garage en bloc with power and light situated to the rear of the building (the garage is second from the right hand side). There is also an allocated parking to the front courtyard.

GARDEN



All gardens are communal and well tended with lawn area to rear.

LEASE AND MAINTENANCE

The property has a 1/7 share of the freehold. The lease is 125 years from January 2001. Current service charge amounts to about £2,500.00 per annum.

COUNCIL TAX

Council Tax Band E. £3007.74 payable 2025 to 2026.