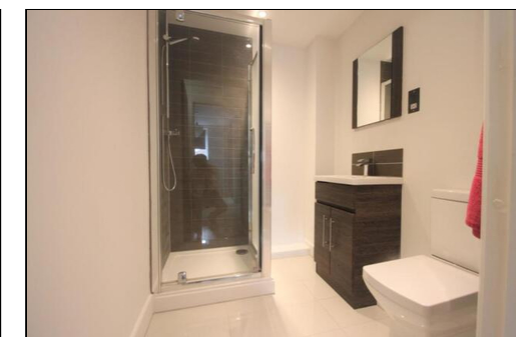




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FLAT 6, 75-77 ST JOHNS HILL, SEVENOAKS, KENT TN13 3NY

Conveniently located is this well proportioned stylish contemporary first floor 1 bedroom apartment within walking distance of shops and station. It has been well-maintained and benefits of a communal outside space to the rear with space for bins and bike racks. There is parking available in near by streets and permit parking in the local car park.

Double Bedroom ■ Fully Fitted Kitchen ■ Communal Outside Space ■ Gas Central Heating ■ Open Plan Living Room ■ Shower Room ■ Juliet Balcony ■ Integrated Appliances ■ Easy walk to Town and Station ■ Remainder 10 year building certificate Guarantee

PRICE: GUIDE PRICE £259,995 LEASEHOLD

SITUATION

St Johns Hill is walkable distance of Sevenoaks High Street, Sevenoaks main line railway station, Bat & Ball railway station and the popular Sevenoaks Primary School. There are also local shops, a doctor's surgery and hospital with X-Ray department and Minor Injuries.

Sevenoaks High Street is about a mile and a half away with Sevenoaks main line station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street) a similar distance. Bat & Ball railway station is about 2 minutes walk (services to Victoria/Bromley South or for a connecting service to Sevenoaks main line railway station), Sainsburys is right on your doorstep. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.3 miles distant.

As well as Sevenoaks Primary, there are a number of highly regarded primary, private and grammar schools in the area including Walthamstow Hall, The Granville, Combe Bank and Sevenoaks School. Co-educational Knole Academy is within walking distance as are Trinity School, and the annexed Weald of Kent Girls Grammar and Tunbridge Wells Boys Grammar. National Trust owned Knole House with its 1,000 acre deer park in which to run/roam is within easy reach

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and proceed down the Dartford Road Flat 6 is in the block just past the BP petrol station on the your left hand side. There is parking available in Wickenden Road which is on the right hand side.

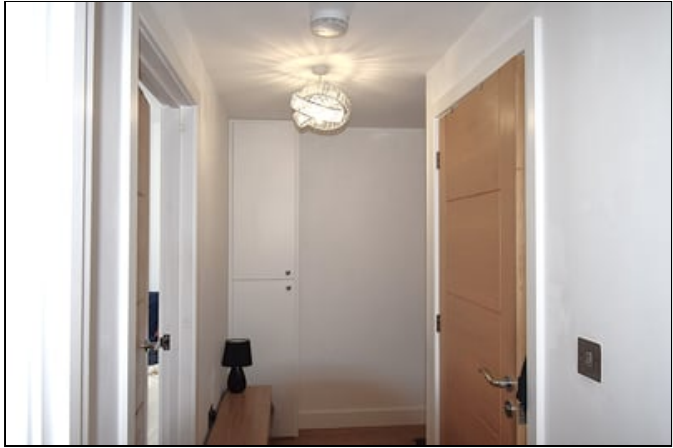
GROUND FLOOR

ENTRANCE

There is a security entry phone system giving access to the property with stairs up to the first floor where the property will be found at the front of the building.

FIRST FLOOR

ENTRANCE HALL



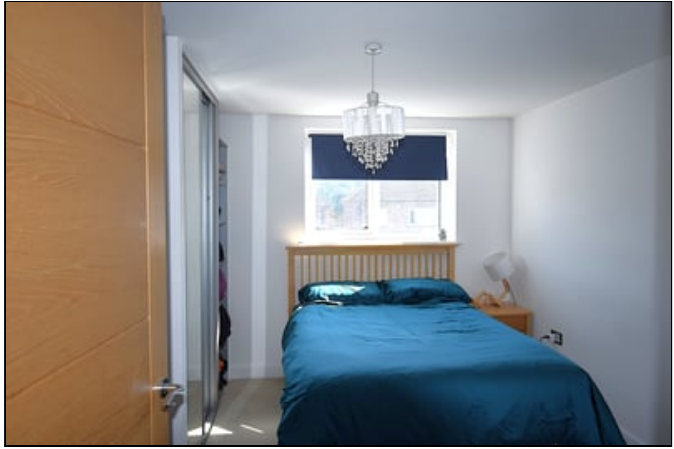
5' 6"decreasing to 3.62" x 9' 8" (1.68m x 2.95m) , L shaped with doors to shower room, bedroom and open plan living area, laminate flooring, storage cupboard housing RCD unit.

SHOWER ROOM



5' 3" x 6' 8" (1.60m x 2.03m) Tiled floor, low level W.C., sink set into vanity unit, chrome heated towel rail, shaver socket, mirror, shower cubicle, extractor fan.

BEDROOM



10' 3" x 11' 8" (3.12m x 3.56m) Double glazed window to front, radiator, fitted shelves, fitted mirrored double wardrobe.

LIVING ROOM



13' 1" x 20' 9" (3.99m x 6.32m) In the living room area there are French doors to a Juliet balcony to front, inset ceiling lights, radiator, laminate wood flooring.

KITCHEN



13' 5" x 20' 9" (4.09m x 6.32m) Double glazed opaque window to side, a range of cream wall and base units with worktops over, integrated fridge/freezer, washing machine, full size dishwasher, Bosch electric oven, Bosch induction hob with built in extractor over, laminate wood flooring, Worcester boiler, Greenwood exchange heater this reduces the electricity bill through recirculating the air and distributing as heat.

OUTSIDE

COMMUNAL AREA



There is a paved communal area with covered bike rack and bin store.

LEASE AND MAINTENANCE

125 years from 31st August 2016.
The ground rent is £300 per year with £150 payments made in September and March of each year.
The service charge is TBC.

COUNCIL TAX BAND C