

JohnKingston

an estate agent since 1975

3b Dorset Street
Sevenoaks
Kent TN13 1LL

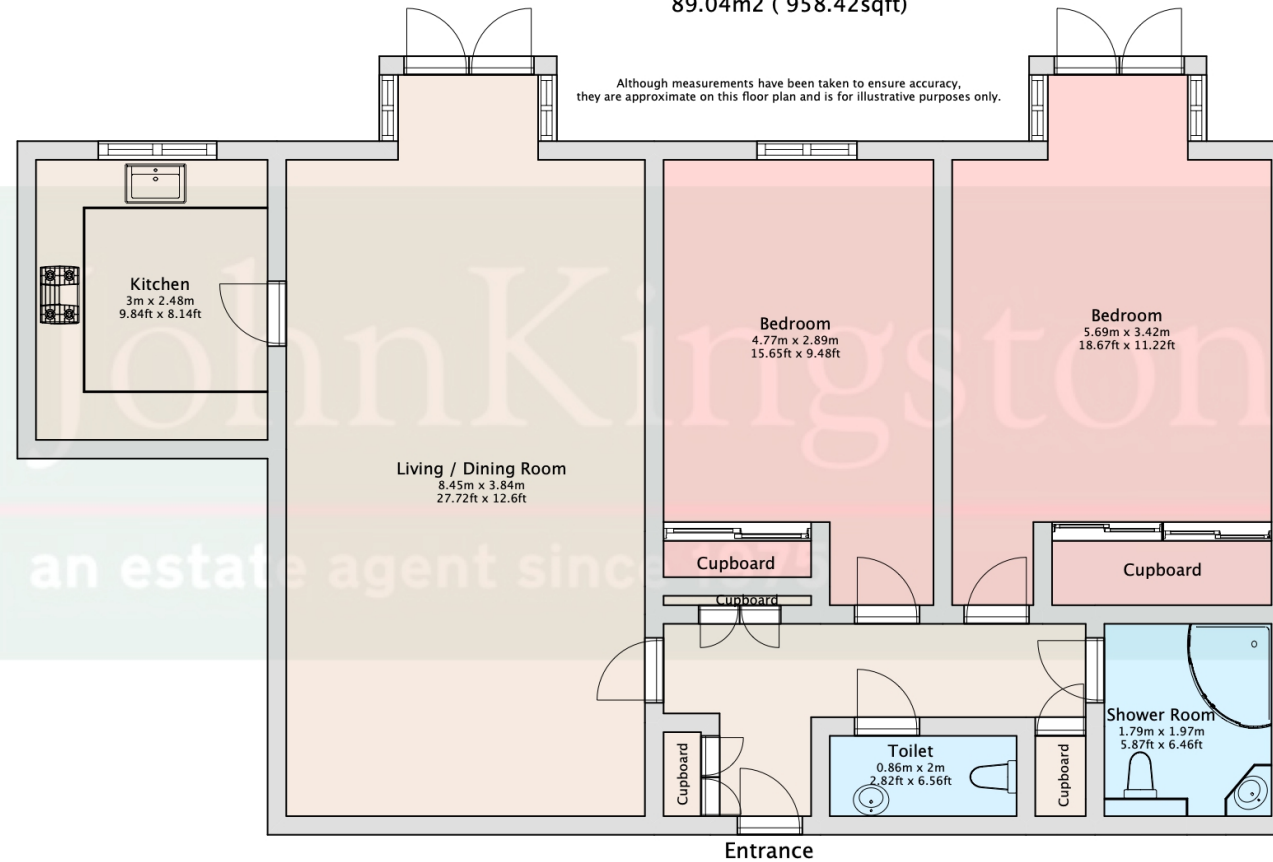
Tel: 01732 450050
Fax: 01732 450050

Email: sales@johnkingston.co.uk
Web: www.johnkingston.co.uk

7 Pavillion Gardens

Approximate total internal area:
89.04m² (958.42sqft)

Although measurements have been taken to ensure accuracy,
they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		81	82
(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





FLAT 7, PAVILION GARDENS DARTFORD ROAD, SEVENOAKS, KENT TN13 3SU

A superb opportunity to purchase a sought after spacious 2 bedroom first floor apartment located in a fine position opposite the Vine cricket ground and within easy level walking distance of Sevenoaks town centre and station. The apartment enjoys a quiet open aspect to rear, light and airy interior with a great balance of accommodation, communal areas and garage. No chain.

2 double bedrooms ■ 27'7 Lounge/Dining Room ■ Fitted kitchen ■ Shower Room ■ Cloakroom ■ Level Walk to Town ■ Garage ■ Guest accommodation ■ Lift and stairs

PRICE: GUIDE PRICE £625,000 SHARE OF FREEHOLD



John Kingston Estate Agents give notice for themselves and for the vendors whose agents they are that: (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents and no services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.

SITUATION

The apartment is located in a highly sought after area opposite the Vine cricket ground ideally placed within a level walk of the town centre. Sevenoaks railway station is also within easy reach and provides a fast service of trains to London Charing Cross/Cannon Street/ London Bridge/Waterloo in about 30 minutes. Sevenoaks town centre provides varied shopping, swimming pool complex, fitness centre and library. Historic Knole House with its 1,000 acre deer park is easily reached and 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 north through the Pembroke Road traffic lights. Keep left, past the turning on your left (The Drive) and Pavilion Gardens will be found on your left hand side opposite the Vine Cricket Club.

ACCESS



To the flat is by lift or staircase.

FIRST FLOOR

ENTRANCE HALL



15' 1" x 6' 4" (4.60m x 1.93m) narrowing to 3'1, Built in double coat cupboard, alcove with fitted shelves, downlighting and cupboard under, radiator, entry phone, airing cupboard with modern hot water cylinder.

LOUNGE/DINING ROOM



27' 7" x 12' 6" (8.41m x 3.81m) Coved cornice, ornamental fireplace, double radiator, Juliet balcony with double glazed opening doors and double glazed side windows with South Westerly aspect and electronically operated sun blind.

KITCHEN



9' 8" x 8' 1" (2.95m x 2.46m) fitted with a range of wood fronted wall and base units, worktops, double glazed window to rear, Worcester Bosch gas fired boiler serving the central heating, one and half bowl single drainer stainless steel sink unit, integrated Indesit electric induction hob, extractor canopy over, Electrolux integrated double oven, integrated fridge/freezer and second fridge, skirting convector heating.

BEDROOM 1



18' 6" x 11' 2" (5.64m x 3.40m) Juliet balcony with double glazed opening doors and double glazed side windows with south westerly aspect, built in wardrobe cupboards with floor to ceiling sliding mirrored doors, coved cornice, double radiator.

BEDROOM 2



15' 6" x 9' 4" (4.72m x 2.84m) built in wardrobe cupboards with floor to ceiling mirrored doors, double glazed window to the rear, coved cornice.

CLOAKROOM

6' 7" x 3' 0" (2.01m x 0.91m) Low level W.C., wash hand basin, radiator, fully tiled walls, shave point, coved cornice, extractor fan.

SHOWER ROOM



6' 0" x 6' 5" (1.83m x 1.96m) Large shower cubicle, wash hand basin set into vanity unit with mixer tap, low level W.C., with a concealed cistern, shaver point, fully tiled walls, coved cornice, ceramic tiled floor, tubular heated towel rail.

CARELINE

Each apartment in Pavilion Gardens is fitted with devices in each room enabling the occupier to communicate with a remote "Careline" system to summon assistance if required.

ADDITIONAL 2 BEDROOM ACCOMMODATION

Within the block of 13 apartments is a two bedroomed suite on the second floor available to provide guest accommodation for overnight visitors.

OUTSIDE

GARAGE



There is a brick built garage with remote electrically operated up and over door, power supply.

STORE

7' 6" x 3' 3" (2.29m x 0.99m) At ground floor level is a separate store accessed via an external door.

GARDEN

There is a communal garden comprising areas of lawn, flower beds and borders stocked with an array of shrubs and bushes, external water supply.

TENURE AND MAINTENANCE

The property has a share of the freehold. There is the remainder of the 999 year lease from 1991. The service charge is £853.84 per quarter in 2025

AGENTS NOTE

It is a condition of the lease that at least one resident is aged 60 years or over.