

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 29 BERWICK WAY, SEVENOAKS, KENT TN14 5EY

A two bedroom first floor apartment situated in a convenient position close to local amenities with allocated parking and great access to train station. The property has been well modernised with light and spacious accommodation. The kitchen is open plan to living area with a peninsular feature, there a modern white bathroom suite with bath and separate shower.

2 bedrooms ■ Bathroom with separate shower ■ Double glazed ■ Gas central heating ■ Walk to shops and station ■ Allocated Car Parking ■ Contemporary open plan living and fitted kitchen with peninsular breakfast bar ■ Communal gardens ■ No chain

PRICE: GUIDE PRICE £245,000 LEASEHOLD

## SITUATION

This property is situated only a five minute walk from Bat & Ball station, which provides direct services to London Blackfriars, and about 1.5mi from Sevenoaks station. Bat & Ball station provides a regular service to Sevenoaks, where one can then change to the fast service to reach London Bridge in as little as 22 minutes. Local amenities are also a short walk away, including bus routes, shops such as Sainsburys superstore and Aldi, as well as a couple of gyms and cafés. Sevenoaks town centre is about 1.5mi distant, with its leisure centre, varied shopping facilities, library and restaurants. Historic Knole House with its 1,000 acre deer park is easily reached. There are many popular schools in the area, both in the state and private sector. Access onto the M25 at Riverhead for Gatwick and Heathrow airports is within a short drive.

## DIRECTIONS

From the town centre, proceed north through the Pembroke Road traffic lights down the Dartford Road. Continue to the traffic lights with the A25 and go straight across and turn second right into Cramptons Road. Take the left hand turning into Berwick Way. Number 22 is to the rear of the building.

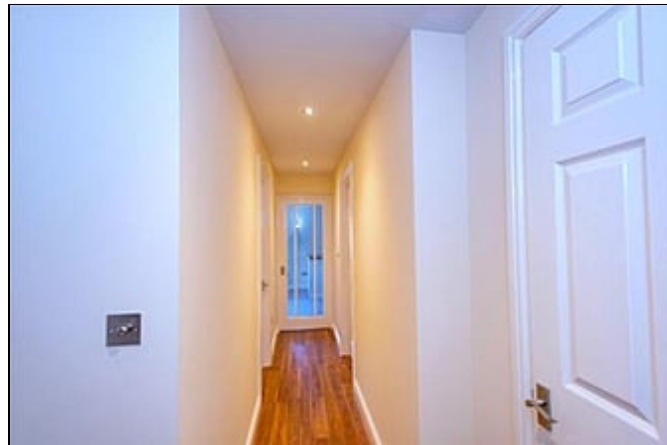
## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via an entry phone system, stairs to first floor.

### FIRST FLOOR

### PRIVATE ENTRANCE HALL



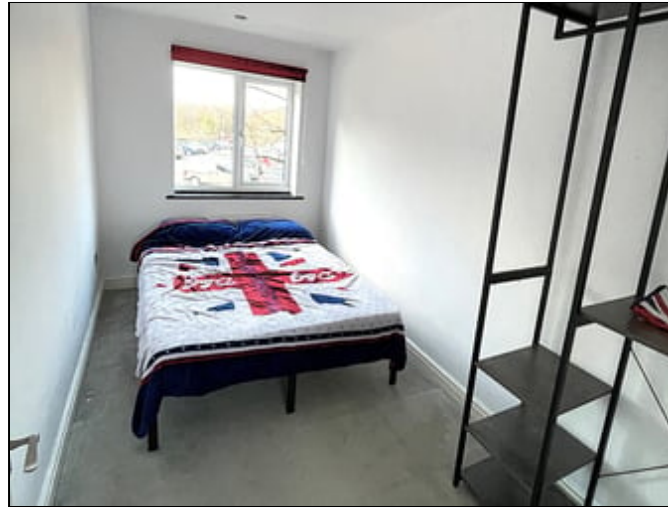
Doors to all rooms and large storage cupboard lots of potential, laminate wood floor, entry phone.

## KITCHEN LIVING ROOM



21' 1" x 11' 3" (6.43m x 3.43m) There is a spacious living room that opens to lovely fitted kitchen with wood worktops fitted oven hob and extractor, stainless steel one and a half bowl sink unit, peninsular cupboards/breakfast bar, space for other appliances. Triple aspect room with double glazed bay windows to front and side and double glazed window to rear.

## BEDROOM 1



10' 2" x 8' 8" (3.10m x 2.64m) Double glazed window to front, radiator, built in wardrobes.

## BEDROOM 2



12' 0" x 6' 5" (3.66m x 1.96m) Double glazed window to front, radiator.

## BATHROOM



10' 1" x 4' 6" (3.07m x 1.37m) White suite comprising panelled bath, separate enclosed shower cubicle, vanity unit, low level W.C., tiled walls, double glazed opaque window to rear.

## OUTSIDE

## COMMUNAL GARDENS



There are lawns and shrubs to the front, side and rear and bin store.

## ALLOCATED PARKING



There is an allocated parking space to the rear. Looking at the rear of the block the row of spaces on your right it is the first space nearest the flats.

## LEASE 125 YEARS FROM 25TH MARCH 1986

## SERVICE CHARGE AND GROUND RENT

The vendor informs us that the September 2024 - March 2026 figure for the service charge is £549.80, paid every 6 months. The ground rent is £50 per 6 months.

## SEVENOAKS COUNCIL TAX BAND C