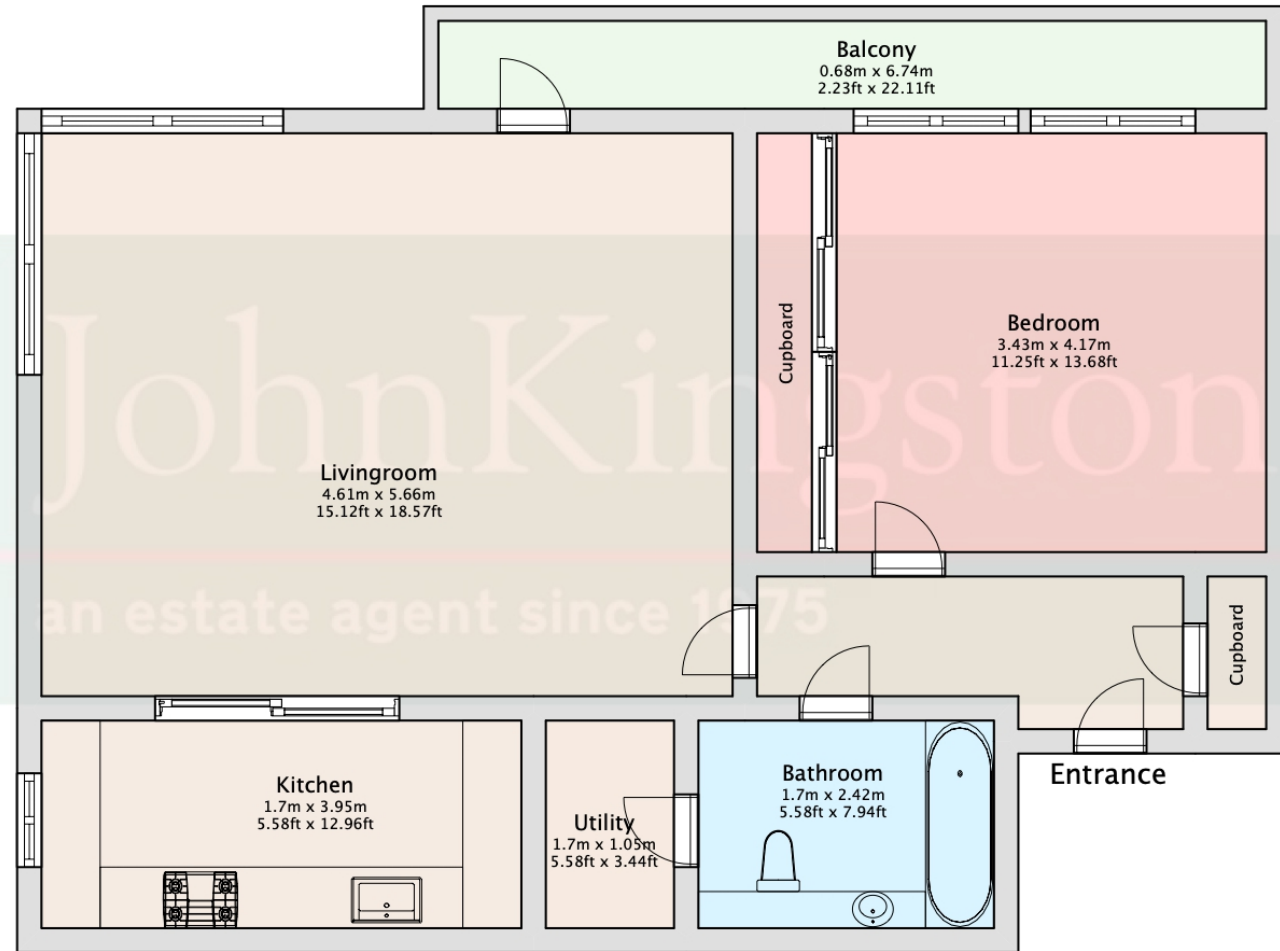


13 Oak House
Approximate total internal area:
58.07m² (625.06sqft)

Approximate total area inc balcony:
62.65m² (674.36sqft)

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		
(81-91)	B		
(69-80)	C	78	78
(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 13 OAK HOUSE, LONDON ROAD, SEVENOAKS, KENT TN13 1AF

Fantastic space and views present themselves within this 3rd floor balcony apartment within Oak House. The apartment could have been two bedrooms but was generously proportioned into one to offer comfortable space to enjoy and entertain with amazing light flow. There is underground parking and literally minutes from the station and short walk to town. Perfect for modern day comfort and convenience.

Lovely views ■ Spacious bedroom with built in work station ■ Light and airy living room ■ Under floor heating ■ Balcony with Views ■ Good size kitchen ■ Underground parking ■ Third floor with no property above ■ Bathroom with walk in storage ■ Walk to town and station

PRICE: GUIDE PRICE £340,000 LEASEHOLD

SITUATION

COMPREHENSIVE SHOPPING: Sevenoaks town centre is a bustling mix of High Street names and charming individual speciality shops, interspersed with lively bistros and pubs and quiet tucked away courtyards. The larger town of Royal Tunbridge Wells is approximately 9 miles away and provides more comprehensive shopping. Blue Water and London's West End are easily accessible from Sevenoaks.

RAIL SERVICES: There is an excellent train service (station is 2 minutes walk!) from Sevenoaks into London circa 22 minutes and down to the South East Coast. Trains services also run from surrounding stations at Dunton Green, Hildenborough, Bat and Ball and Shoreham. Further details can be obtained at www.southeasternrailways.co.uk.

ROAD LINKS: The A21, M25 and M20 a very easily accessible from Sevenoaks as are Gatwick, London City and Heathrow airports.

SCHOOLS: Kent provides one of the most sought after education systems in the country and places for many of the tops schools are in demand. Kent County maintains the Grammar School system for which an 11 Plus entry exam must be taken. There is a broad mix of State, Public, Nurseries and Preparatory schools in the area. Pupils come from all over the world to study at some of the more well know private schools. Further details can be obtained from Kent County Council www.kent.gov.uk.

LEISURE FACILITIES: There is something for everyone in and around Sevenoaks, including local clubs and activities, cricket at The Vine and surrounding village pitches, thriving hockey and rugby clubs, Sevenoaks Sport and Leisure Centre, country walks, places of historical interest and easy access to cinemas and theatres. Historic Knole House with its 1,000 acre deer park in which to run or roam is within easy reach. The South East coastal resorts are approximately an hours drive away and London and all the Capital has to offer is 30 miles from Sevenoaks.

DIRECTIONS

From our office in Sevenoaks High Street proceed in a northerly direction and at the traffic lights turn left into Pembroke Road. Follow the road down and at the lights turn right onto London Road, continue down the hill and the property will be found on the left hand side shortly before the shops at Tubs Hill.

GROUND FLOOR

COMMUNAL ENTRANCE



Accessed via a security entry phone, lift and stairs to 3rd floor

THIRD FLOOR

PRIVATE ENTRANCE HALL



Private front door to entrance hall, wood effect flooring, large storage cupboard, doors to all rooms.

BEDROOM



Full length window to front, fitted sliding mirror door wardrobes with built in desk area, laminate wood floor.

LIVING ROOM



Full length windows and door to front balcony and full length window to side with amazing view of North Downs. Perfect place to watch the sunrise. Sliding pocket doors to kitchen

KITCHEN



Fitted with high gloss cream wall and base units, granite worktops integrated stainless sink unit and drainer, integrated hob, oven, extractor fan, fridge freezer and dishwasher, window to side, sliding double pocket doors to living room.

BATHROOM



White suite comprising shower bath, low level W.C. and wash hand basin built into furniture, tiled walls

PARKING



There is a secure underground parking space and visitor parking.

LEASE 125 FROM 2009

MAINTENANCE £640.00 PER QUARTER

Alexander Boyes managing agent but the block has set up a right to manage company

GROUND RENT £250 PA

COUNCIL TAX BAND C £2050

