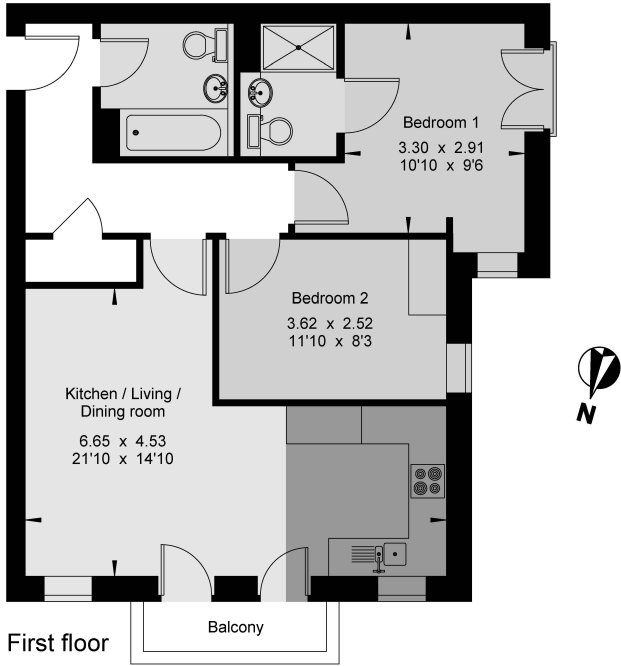
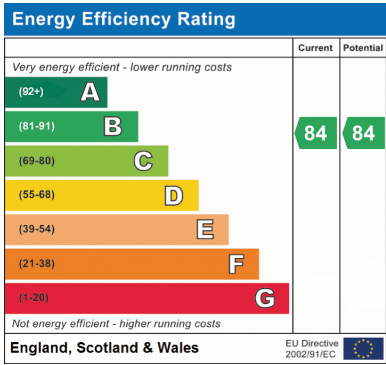


7 St. Catherines Court, Sevenoaks
Gross internal area (approx) 62.9 sq m/ 677 sq ft



For identification only - Not to scale
© Trueplan (UK) Limited



7 ST CATHERINES COURT, 51 BRADBOURNE VALE ROAD, SEVENOAKS, KENT TN13 3GG

A 2 bed 2 bath purpose built first floor apartment with a lift, allocated parking, Juliet balcony, and front balcony. This attractive stylish apartment is presented in an almost new condition and is ready for immediate occupation. Sevenoaks main line railway station is about 25 minutes walk. NO CHAIN.

2 Bedrooms ■ Allocated Car Parking ■ Lift ■ Balance of a 10 year building guarantee certificate ■ Secure Entrance ■ Entrance Hall ■ En suite Shower Room ■ Living/Dining/Kitchen ■ Bathroom ■ Juliet Balcony ■ Front Balcony

PRICE: GUIDE PRICE £350,000 LEASEHOLD



SITUATION

The property is located just a few minutes' walk from Bat & Ball station (0.3 miles) and 0.9 miles from Sevenoaks mainline station with mainline links to London Bridge, London Blackfriars, London Charing Cross and London Cannon Street.

The motorway network can be accessed nearby at junction 5 and the property is 1.4 miles on foot from Sevenoaks High Street with its range of shops, restaurants and recreational facilities including Sevenoaks Leisure Centre. Other facilities also include a Sainsburys, Aldi, The Range, Wicks and Halfords, all within reach of the property.

Sevenoaks Wildfowl reserve with its spectacular series of lakes and footpaths is within a short walk of the property. Access to historic Knole House with its deer park and 1,000 acres in which to roam or run is about one mile distant.

DIRECTIONS

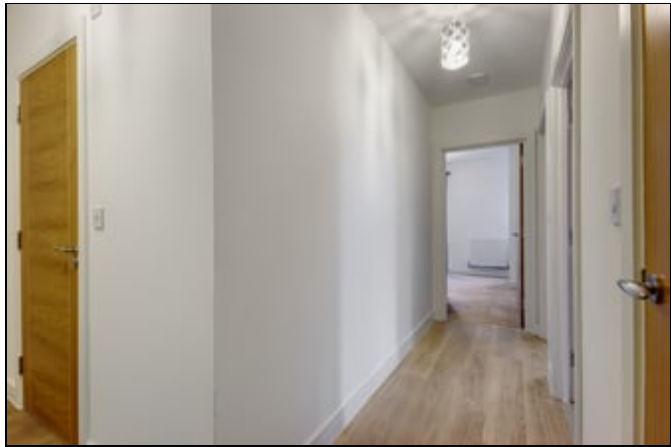
From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on passing the Hollybush Lane shops at upper St Johns. Continue down St Johns Hill to the traffic lights with the A25. Turn left here and St Catherines Court will be found on your left hand side in between St Johns Road and Bradbourne Road.

COMMUNAL ENTRANCE



Secure entrance.

ENTRANCE HALL



Laminate flooring, large built in coats/store cupboard, entry phone, radiator.

LIVING/DINING/KITCHEN



21' 10" x 14' 10" (6.65m x 4.52m) This is an overall open plan measurement. The Living Room measures about 17' max x 9' 8" and has sealed unit double glazed doors which open to a balcony, sealed unit double glazed window to the front, thermostat control for the central heating, laminate flooring, two radiators. The Kitchen/Dining area measures about 13' x 8' 6" and there is an excellent range of ground and wall cupboards, silestone quartz type worktops with back trim incorporating a one and a half bowl stainless steel sinks with carved drainer, mixer tap, cupboard under, LED down lighting, Bosch 4 ring gas hob with extractor over, drawers under, cupboard housing a Baxi gas fired combination boiler serving the central heating and hot water, integrated dishwasher, washing machine and fridge/freezer, built in oven with cupboards above and below, sealed unit double glazed window to the front, under cupboard lighting.

BEDROOM 1



10' 10" x 9' 6" (3.30m x 2.90m) Juliet balcony with sealed unit double glazed double doors, carpet, sealed unit double glazed window to the front, radiator, door leads into the en suite shower room.

EN SUITE SHOWER ROOM



6' 10" x 4' 10" (2.08m x 1.47m) shower cubicle with wall shower and attachment, wash hand basin with mixer tap set into vanity unit with drawers under, low level wc with concealed cistern, tiled floor, tubular heated towel rail, LED down lighting, full height tiling to the shower, half height tiling to the toilet and basin, display plinth.

BEDROOM 2



11' 10" x 8' 3" (3.61m x 2.51m) sealed unit double glazed window to the side, radiator, carpet, built in double height double wardrobe cupboard with built in double height single shelved cupboard beside.

BATHROOM



6' 10" x 6' 8" (2.08m x 2.03m) panelled bath with wall mounted mixer taps, hand shower attachment, wash hand basin with mixer tap set into vanity unit with drawers under, low level wc with concealed cistern, tiled floor, tubular heated towel rail, LED down lighting, full height tiling around the bath, half height tiling to the toilet and basin, display plinth.

OUTSIDE

COMMUNAL GARDEN

An area of lawn.

ALLOCATED CAR PARKING

There is an allocated car parking space.

TENURE

Leasehold with approximately 117 years remaining

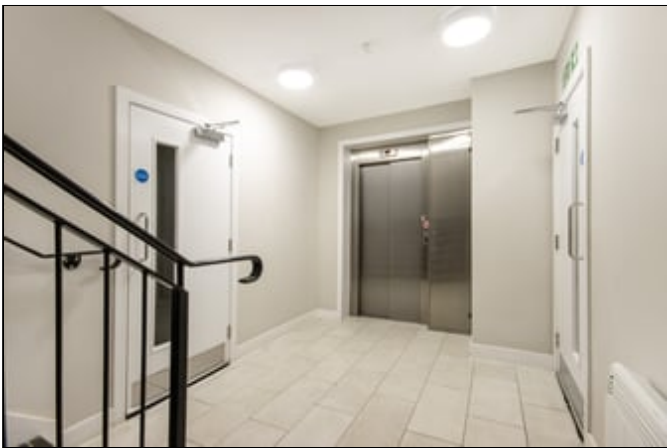
MAINTENANCE CHARGE

Service Charge: Approximately £1,450.00 annually

GROUND RENT

Ground Rent: Approximately £250.00 annually .

COUNCIL TAX



Council tax: Band B (£1,914.02 2025/26 figure).