

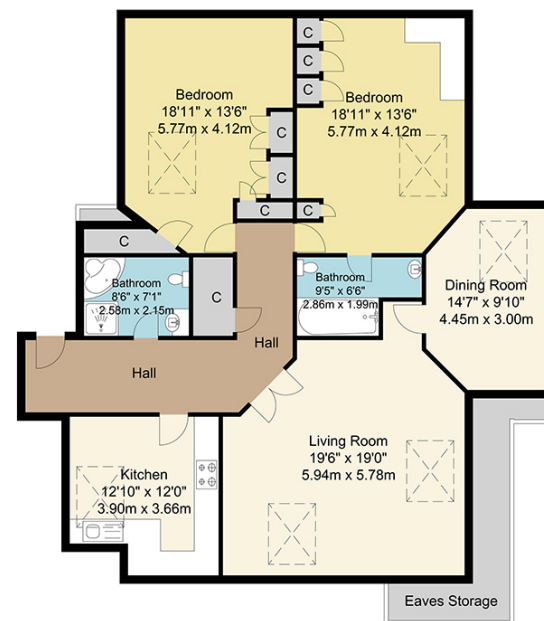
JohnKingston

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



Ground Floor
Approximate Floor Area
1446.99 SQ.FT.
(134.43 SQ.M.)

TOTAL APPROX FLOOR AREA 1446.99 SQ.FT. (134.43 SQ. M.)
For Identification Purposes Only.



8 RICHMOND COURT, WHITE LODGE CLOSE, SEVENOAKS, KENT TN13 3BF

A 3 bed penthouse apartment superbly positioned in a highly desired residential road close to the station and town. Built in the early 1990's on a generous site which only comprises four modest buildings of flats and which has not been overdeveloped providing a feeling of spaciousness. NO CHAIN.

Great Location ■ Spacious Development ■ 3 Bedrooms ■ 2 Bathrooms ■ Gas Central Heating ■ Share of the freehold ■ Secure underground parking ■ Lift to all floors ■ Spacious Hall ■ No Chain

PRICE: GUIDE PRICE £595,000 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

White Lodge Close is a cul de sac off a highly favoured residential road within walking distance of the town centre and main line railway station. Sevenoaks railway station provides a fast and frequent train service to London Charing Cross/London Bridge (where you can catch a train to Cannon Street) and Waterloo.

Sevenoaks town centre provides varied shopping, a growing number of eateries and coffee establishments, swimming pool complex, fitness centre and library. Historic Knole House with its 1,000 acre deer park for tranquil walking and running is within walking distance. Sevenoaks wildfowl reserve is a short drive away and provides excellent walking around the lakes.

There are many recreational facilities available in the area including a variety of golf courses including Wildermesse, Knole Park and Nizels (which also has a fitness centre). Cricket on the Vine, Rugby at Knole Paddock and Hockey at Hollybush.

DIRECTIONS

From Sevenoaks High Street proceed north through the Pembroke Road traffic lights and past the Vine cricket ground which is on your right. Just after the Vine on your left is a turning to Hitchen Hatch Lane. Turn here and proceed down the road bearing left and White Lodge Close is a turning on your left hand side and Richmond Court is the first building on your right.

SPACIOUS ENTRANCE HALL



L shaped, entry phone, radiator, hatch to a loft with sliding aluminium ladder, coved cornice, storage cupboard housing an unvented indirect water cylinder providing hot water at the pressure of the cold water supply. The fuse box is also in this cupboard.

LIVING ROOM



5.94m x 5.78m (19' 6" x 19' 0") Approached through double doors off the hall, two electrically operated Velux sealed unit double glazed skylight windows with blinds, eaves storage cupboard, two wall lights, two radiators, opening with a small hallway leads to the bedroom 3/dining room.

KITCHEN/BREAKFAST ROOM



3.9m x 3.66m (12' 10" x 12' 0") Range of cupboards, Glow-worm gas fired boiler serving the central heating and hot water, Velux sealed unit double glazed skylight window, vinyl floor, radiator, one and a half bowl stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a washing machine and dishwasher, built in Neff oven, 4 ring Neff hob with pan drawers under, splashback tiling, strip lighting, thermostat control for the central heating.

BEDROOM 1



5.77m x 4.12m (18' 11" x 13' 6") Range of wardrobe and storage cupboards built in to form a bed alcove with bedside cabinets, shelved display corner cupboards and over cupboards, dressing table with drawers either side, radiator, Velux sealed unit double glazed skylight window with a blind, further built in shelved low height cupboards, door leads into an en suite bathroom.

EN SUITE BATHROOM

2.86m x 1.99m (9' 5" x 6' 6") Panelled bath with mixer tap and hand shower, wash hand basin, toilet, radiator, coved cornice, tiled walls, shower curtain and rail.

BEDROOM 2



5.77m x 4.12m (18' 11" x 13' 6") Range of built in floor to ceiling wardrobe cupboards, Velux sealed unit double glazed skylight window with blind, walk in storage cupboard, radiator.

BEDROOM 3/DINING ROOM



4.45m x 3m (14' 7" x 9' 10") Vaulted ceiling, Velux sealed unit double glazed skylight window, eaves storage cupboard, radiator, wall light.

BATHROOM



2.58m x 2.15m (8' 6" x 7' 1") Corner panelled bath with mixer tap and hand shower, wash hand basin set into vanity unit with cupboard, medicine cabinet over with mirrored door incorporating lighting, toilet, shower cubicle with Aqualisa wall shower, coved cornice, tiled walls.

BASEMENT

SECURE UNDERGROUND PARKING

The lift (and stairs) go down to the basement where there is secure underground parking with lighting. There is one allocated space.

OUTSIDE

COMMUNAL GARDEN



There is a communal garden to the front and rear which comprises mainly lawn, flower beds with varied planting.

LEASE & MAINTENANCE

There is a 92 year lease remaining. The annual service charge which includes building insurance, cleaning of communal areas, gardening, lift maintenance and money into a sinking fund is £3,400.00 per annum.

SHARE OF FREEHOLD

The property enjoys a share of the freehold.

COUNCIL TAX CHARGE

Band G. £4,101.47 payable 2025/26.

AGENTS NOTE

This Penthouse Apartment has domered accommodation.