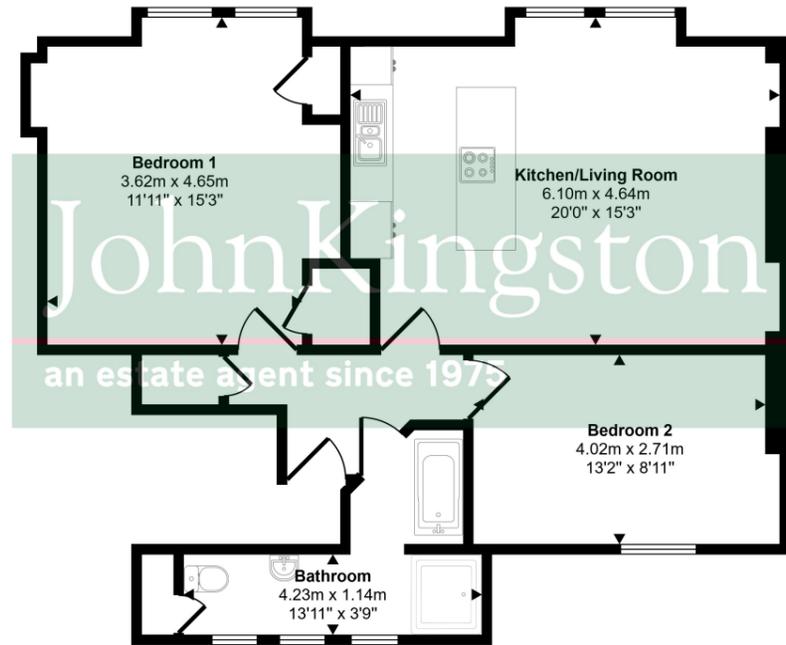




Approx Gross Internal Area
73 sq m / 783 sq ft

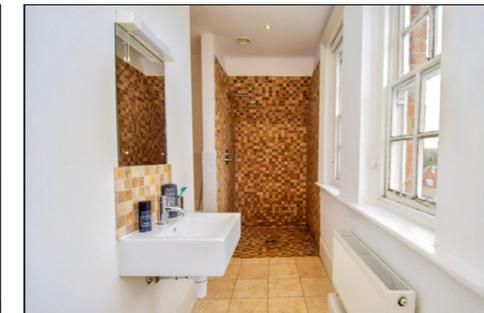


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		68	80
EU Directive 2002/91/EC			



FLAT 3 WEALDEN HEIGHTS, 67A, HIGH STREET, SEVENOAKS, KENT TN13 1JY

Blank canvas two bedroom apartment situated in the heart of Sevenoaks town. Combining modern living with period charm, this property offers two double bedrooms, a well-appointed large bathroom, an open-plan kitchen/dining/living room, sash windows throughout and excellent views from the front and rear. Ideal for first time buyers, young professionals, or those seeking a lock-up-and-go lifestyle.

Stylish second floor period apartment ■ Two bedrooms ■ Comprehensive bath and shower room ■ Far-reaching views ■ Spacious rooms ■ Very reasonable service charge and ground rent ■ Within Sevenoaks town centre ■ Walk to Sevenoaks station ■ Parking available within the town, available by permit ■ NO CHAIN

PRICE: GUIDE PRICE £325,000 LEASEHOLD



SITUATION

Ideally situated right in the heart of Sevenoaks town. Sevenoaks High Street provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday and Saturday markets – all just within a minute's walk from this property. A number of golf clubs nearby including Wildernesse, Knole Park and Nizels. Sevenoaks mainline station is within walking distance (0.7 miles) and offers fast and frequent services to London Bridge in as little as 23 minutes.

There are many green spaces in the surrounding area, including Historic National Trust owned Knole House with its 1,000 acre deer park on the doorstep, providing a tranquil and safe environment for running/roaming. The property is well placed for easy access to major roads and junction 5 for the M25 can be accessed at Chevening which is a short drive away.

Sevenoaks provides the opportunity for excellent schooling both in the state and independent sectors. Well regarded schools within walking distance include St John's, Lady Boswell's, St Thomas's and Sevenoaks Primary, Walthamstow Hall junior and senior school, The Granville School and the renowned Sevenoaks School. Knole Academy, Weald of Kent Girls Grammar annexe, Tunbridge Wells Boys Grammar annexe and Trinity are all within easy reach, as well as further well-regarded grammar schools in Tonbridge and Tunbridge Wells.

DIRECTIONS

From Sevenoaks Post Office, turn right up the High Street and walk up to NatWest. Access to the apartments is via a communal entrance to the side of the building, and No. 3 is situated on the second floor. We would suggest parking in nearby residential roads or in one of the town car parks.

THE PROPERTY

COMMUNAL ENTRANCE

The four apartments in the building are accessed via a communal entrance at the side of the building, with an entry phone and stairs leading up to the first and second floors. The oak front door is situated on the second floor and opens into the entrance hall for the apartment.

HALLWAY

Doors to kitchen/living room, bedrooms and bathroom. Radiator, storage cupboard.

KITCHEN/LIVING ROOM



6.1m x 4.64m (20' 0" x 15' 3") Gloss wall and base units with oak worktops and an island unit providing a breakfast/dining area. Comprising fitted Logik washing machine, fridge freezer, high-level integrated microwave and Logik oven, stainless steel sink unit with single drainer and mixer tap, electric hob with extractor above, pull-out larder cupboard, pull-out spice rack, integrated dishwasher, tiled splashback. There is a cupboard housing the Vent-Axia MVHR system. The open-plan living area has two radiators and two sash windows to the front with views over the town.

BEDROOM 1



3.62m x 4.65m (11' 11" x 15' 3") Generous principal bedroom with two sash windows to the front, radiator, recess providing space for wardrobes, cupboard with shelving, cupboard space housing consumer unit.

BEDROOM 2



4.02m x 2.71m (13' 2" x 8' 11") Double bedroom with sash window to the rear, radiator.

BATHROOM



4.23m x 1.14m (13' 11" x 3' 9") [excluding bath/L-shape area] Well-appointed bathroom with tiled floor, three sash windows to the rear, bath, heated towel rail, wall-mounted hand wash basin, low level WC with concealed cistern, natural toned mosaic fully tiled shower, localised tiling. A cupboard houses the Vaillant gas-fired wall hung high efficiency condensing boiler and water cylinder.

ADDITIONAL INFORMATION

PARKING

The apartment does not have an allocated parking space, but parking is available in the nearby town multi-storey car park and residential roads, and a residents permit can be obtained from Sevenoaks council.

COUNCIL TAX

Council Tax: Band C (approx. £2,187.45 2025/26 figure)

LEASE TERM AND CHARGES

We are informed by the vendor of the below information. Please note that some figures may be approximate.

LEASE TERM: 100 years from 2012 (87 years remaining)

GROUND RENT: £200.00 per annum

SERVICE CHARGE: £300.00 per annum (includes maintenance of the communal areas, including the fire alarm). NatWest are responsible for the building insurance for the whole building.