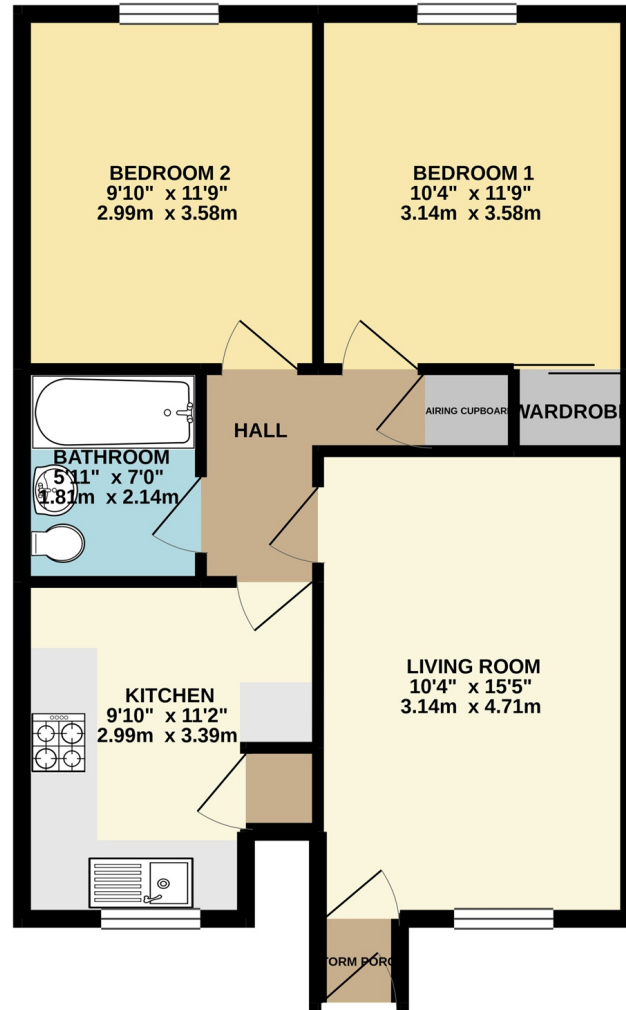


GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	75
(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	

# JohnKingston

an estate agent since 1975

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**8, CLARET HOUSE 127 LONDON ROAD, SEVENOAKS TN13 1BH**

A 2 bed ground floor flat ideal for the commuter within walking distance to Sevenoaks town and mainline station. The property boasts two double bedrooms, a good size living room, garden with direct access and garage.

Tenants in place until September 2022.

Ground Floor ■ Entrance Porch ■ Living Room ■ Kitchen ■ Bathroom ■ 2 Bedrooms ■ Double Glazing ■ New Electric Heating ■ Garage ■ Garden with direct access ■ Short Walk to Town and Station

**PRICE: £295,000 LEASEHOLD**



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## SITUATION

The property is conveniently situated within walking distance of Sevenoaks town centre and main line railway station. The train service to London Charing Cross/London Bridge/Cannon Street is fast and frequent and the journey time is about 30 minutes. The town offers varied shopping, a library and swimming pool complex. There are excellent educational facilities in the area in both the state and private sectors. A number of golf clubs nearby including Wildernesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children. 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

## DIRECTIONS

From Sevenoaks High Street proceed north to the Pembroke Road traffic lights. Turn left here (Pembroke Road) and continue down to the end of the road. Turn right onto London Road and proceed down the hill. The property will be found on the left hand side.

## GROUND FLOOR

### ENTRANCE PORCH

Glazed entrance door, door leading to lounge.

### LOUNGE/DINING ROOM



15' 5" x 10' 4" (4.70m x 3.15m) UPVC double glazed window to rear, laminate flooring, electric heater.

## KITCHEN



11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window to rear, cupboard housing electric meter, hot water heater, 1 1/2 stainless steel single drainer sink unit, wooden wall and base units, marble effect formica work surface with tiled splashback, built in electric hob and oven, tiled floor, part tiled walls, electric heater.

## INNER HALL

Cupboard housing redundant boiler, laminate flooring, doors to kitchen, bathroom and bedrooms.

## BEDROOM 1



11' 9" x 10' 4" (3.58m x 3.15m) Double glazed window to front, fitted double wardrobe, electric heater.

## BEDROOM 2



11' 9" x 9' 10" (3.58m x 3.00m) Double glazed window to front, electric heater.

## BATHROOM



5' 5" x 6' 9" (1.65m x 2.06m) Double glaze opaque window to side, white suite comprising bath with shower over, pedestal wash hand basin, low level W.C., fully tiled walls, vinyl flooring, extractor fan, heated towel rail.

## OUTSIDE

### GARDEN



There is a small open plan garden area to front plus communal garden area.

### GARAGE

Single garage en bloc. On road parking is available via permit.

### COUNCIL TAX BAND C

### LEASE AND MAINTENANCE

The service charge for 2020 was £430, this year's charge will be set at the AGM to be held in July. It is not anticipate to be significantly different as there has been no major expenditure. This covers maintenance of the outside communal areas such as gardening and window cleaning.

There is building insurance which is paid annually in December, the last one was £111.87 per flat. It's usually around this every year.

Ground rent is £30 per year paid in 2 installments every 6 months.

The lease has just under 148 years left to run.