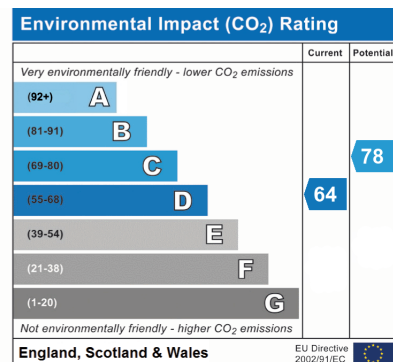
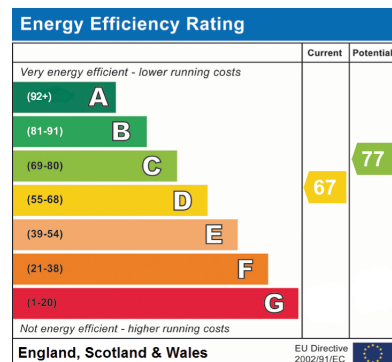


TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 8 WARWICK COURT, SEVENOAKS TN13 1EQ

A rare opportunity to purchase a 3 bedroomed top floor apartment with garage and within a short walk of both town and station. The accommodation has been well cared for, with contemporary kitchen and comprehensively fitted spacious shower room. The apartment sits to the rear of the building and the balcony to rear boasts great views.

3 Bedrooms ■ Lounge/Dining Room ■ Balcony with Views ■ Fitted Kitchen ■ Comprehensively Fitted Shower Room ■ Double Glazed ■ Gas Central Heating ■ Communal Gardens ■ Garage ■ Visitor Parking

**PRICE: £515,000 LEASEHOLD SHARE OF FREEHOLD**

## SITUATION

The property is centrally situated in a prime Sevenoaks location with access to both the 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 the post office proceed down South Park and Warwick Court is just past the Primary School on your left hand side. Number 8 is accessed by the door on your left and found on the second (top) floor.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Entryphone giving access to communal entrance hall, stairs to top floor (A stair lift has been fitted previously).

## SECOND FLOOR

### ENTRANCE PORCH

3' 6" x 2' 9" (1.07m x 0.84m) Private front door leading to private entrance porch with recessed shelving to side, glazed door into hall way.

### HALLWAY

5' x 18' 7" (1.52m x 5.66m) narrowing to 2'10", entryphone, radiator, access to loft, doors leading to all rooms, airing cupboard housing hot water tank with shelving.

### KITCHEN



9' 1" x 8' 8" (2.77m x 2.64m) Double glazed window to side, white wall and base units with stainless steel trim, granite effect work top incorporating composite sink unit with single bowl and drainer, display cabinet, integrated gas hob and electric double oven, integrated fridge/freezer, plumbing for dishwasher and slim line washing machine, tiled floor, radiator, part tiled walls, Ideal Mexico boiler, concealed lighting.

## BEDROOM 1



9' 10" x 13' 9" (3.00m x 4.19m) Double glazed window to side, radiator, fitted wardrobes and bridging unit, built in wardrobes.

## BEDROOM 2



9' x 11' 7" (2.74m x 3.53m) Double glazed window to side, radiator, built in wardrobes.

## SHOWER ROOM



4' 8" x 8' 9" (1.42m x 2.67m) widening to 7' 5" x 8' 9" (2.26m x 2.67m) Large walk in corner shower, built in furniture with inset wash hand basin, WC, housing for tumble dryer, opaque double glazed window to side.

## LOUNGE/DINING ROOM



11' 11" x 18' 6" (3.63m x 5.64m) Double aspect with double glazed window to side and sliding double glazed doors to rear leading on to balcony. Room for dining table and chairs. Radiators.

## BEDROOM/STUDY/DINING ROOM



8' 10" x 13' 6" (2.69m x 4.11m) Double glazed window to rear, radiator.

## GARAGE



18' 4" x 8' 3" (5.59m x 2.51m) Garage en bloc to rear of property, up and over door.

## OUTSIDE



Communal patio areas with flower borders, steps leading down to garages approached via a private driveway.

## MAINTENANCE

The current maintenance £250 per month to include buildings insurance etc. The management company is run by the residents of Warwick Court

## LEASE

999 years from 25th March 1986

## COUNCIL TAX BAND E £2819