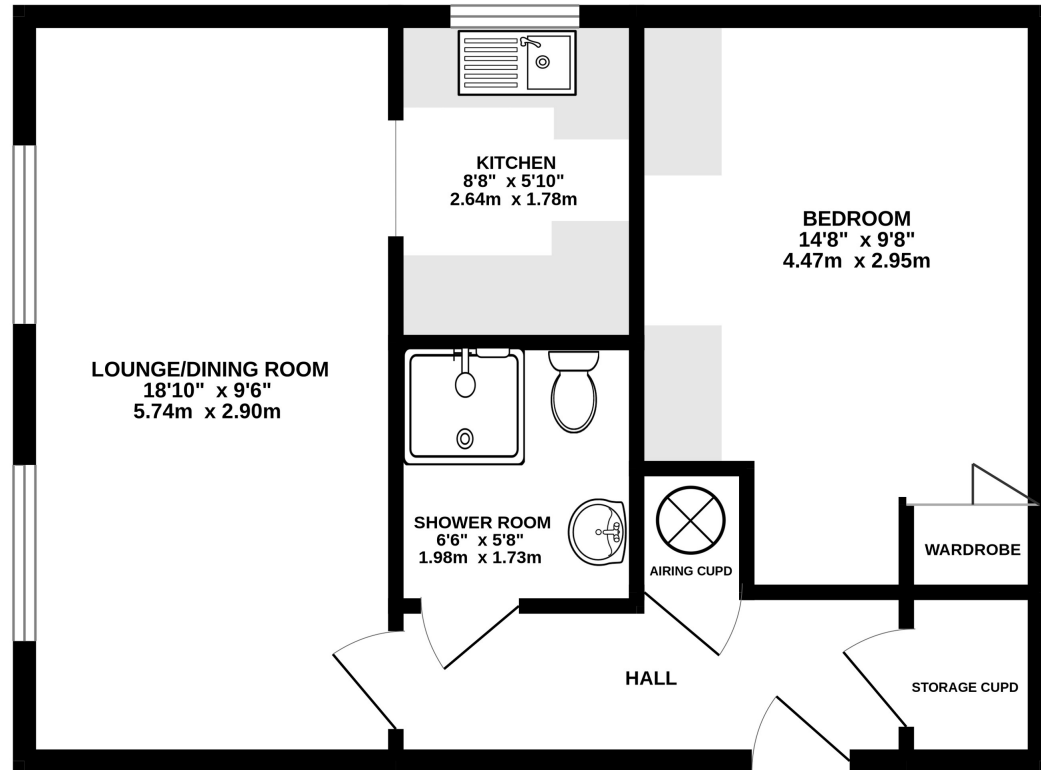


GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 JOHNSONS COURT, SCHOOL LANE, SEAL, SEVENOAKS, KENT TN15 0BE

75% For Sale - An early 1990's built, light and airy, generous size one bedroom first floor apartment for the over 55's located in a quiet tucked away setting in a lovely position close to the high street with its various shops.

Lounge/Dining Room ■ Kitchen ■ One Bedroom ■ Shower Room ■ All electric ■ Over 55's ■ Residents Parking (not allocated) ■ Communal Hall with lift ■ Communal Garden ■ Pull cord alarm assistance

PRICE: £131,250 LEASEHOLD

## SITUATION

Johnsons Court is a modern complex for the over 55's. It lies in a quiet setting off the high street yet is close enough to reach the local shops which include a newsagents and butchers fairly easily. Seal village is on various bus routes and provides easy access into Sevenoaks town centre which offers a wide selection of shops, restaurants and leisure facilities being just over two miles away. Bat and Ball railway station is just over one mile away with links to London Victoria and Sevenoaks. Sevenoaks main line railway station is about two and a half miles and offers an excellent train service to London Charing Cross and also down to the coast. The M25/A21 at Chevening is within a short drive. Knole Park with its 1,000 acres in which to roam is also within easy reach.

## DIRECTIONS

From Sevenoaks town proceed North through the Pembroke Road traffic lights. Take the first turning on your right and bear right down the lower road which is Seal Hollow Road. Continue to the end of the road turning right at the traffic lights onto the A25 Seal Road. Proceed to the outskirts of Seal turning first left into School Lane, keeping left the entrance to Johnsons Court will be found on your left hand side just before you descend down the hill.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Secure entrance with key fob access, lift, stairs with stair lift to the upper floor.

### ENTRANCE HALL

13' 0" x 4' 0" (3.96m x 1.22m) Pull cord alarm assistance, carpet, airing cupboard with pre-insulated copper cylinder and dual immersion heater, storage cupboard with light.

## LOUNGE/DINING ROOM



18' 10" x 9' 6" (5.74m x 2.90m) Two sealed unit double glazed windows to the front, carpet, two electric heaters, coved cornice, pull cord alarm assistance, opening leads through to the kitchen.

## KITCHEN



8' 8" x 5' 10" (2.64m x 1.78m) Ground and wall cupboards, sealed unit double glazed window to the side, worktops incorporating a single bowl single drainer stainless steel sink unit with mixer tap, cupboard under, vinyl floor, space and plumbing for a washing machine, space for an electric cooker with extractor canopy over, space for a low level fridge and low level freezer, coved cornice, splash back tiling.

## SHOWER ROOM



6' 6" x 5' 8" (1.98m x 1.73m) Shower cubicle with Aqualisa shower which can double as a hand shower attachment and seat, low level wc, wash hand basin, tiled floor, fully tiled walls, extractor, shaver point, pull cord alarm assistance.

## BEDROOM



14' 8" x 9' 8" (4.47m x 2.95m) Bed alcove with built in wardrobe cupboards either side, display niches, bedside tables, drawers and over cupboards, built in wardrobe cupboard, sealed unit double glazed window to the rear, carpet, coved cornice, electric heater, pull cord alarm assistance.

## GENERAL

### LEASE DETAILS

There is a 99 year lease from 1st April 1991.

### COMMUNAL PARKING

There is parking but it is not allocated.

### COMMUNAL GARDENS

There are communal gardens to sit and enjoy comprising lawn, well established flower beds and borders.

### PETS

Pets are not permitted without Moat's consent (they are the owners of the building and run the establishment).

## SERVICE CHARGE INCLUDING MONTHLY RENT

We understand this to be £180.06 per calendar month and that it covers maintenance of the lift, gardening, window cleaning and pull cord alarm assistance.

## COUNCIL TAX BAND C