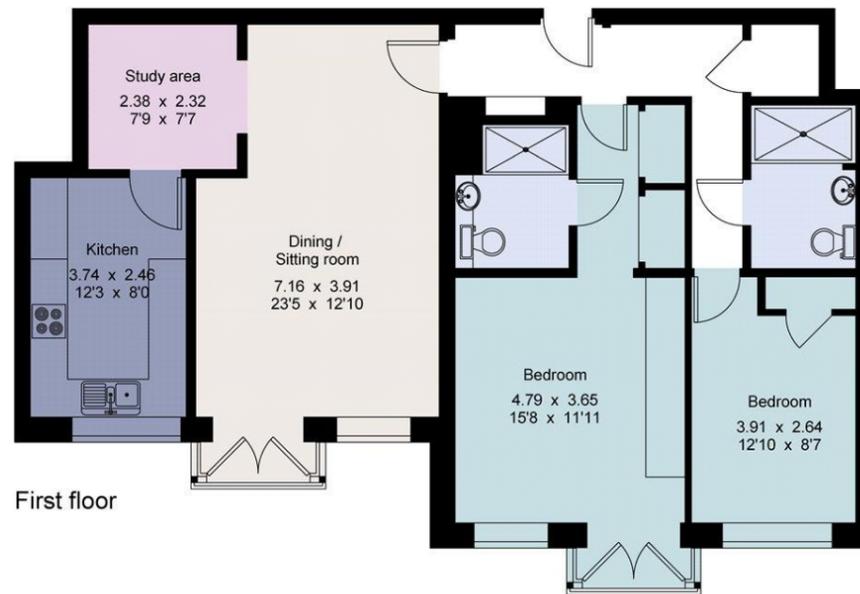


**Flat 6, Pavilion Gardens, Sevenoaks**

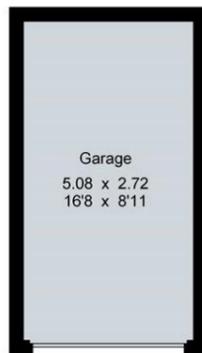
**Gross internal area (approx)** 93.6 sq m/ 1007 sq ft

**Garage** 13.8 sq m/ 148 sq ft

**Total** 107.4 sq m/ 1155 sq ft



First floor



For identification only - Not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	81
(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	



**FLAT 6, PAVILION GARDENS DARTFORD ROAD, KENT, SEVENOAKS TN13 3SU**

Exceptional two bedroom first floor apartment set within this exclusive development in central Sevenoaks with the most sought after views over the Vine cricket grounds. The property is beautifully proportioned and presented with light and airy space, ensuite to master bedroom, spacious lounge/dining room, communal gardens and garage en bloc.

Superb first floor apartment ■ Master Bedroom and Ensuite ■ Second Bedroom ■ Shower room ■ Attractive fitted kitchen ■ 23'5 Lounge/Dining room with Juliet Balcony ■ Overlooking Vine cricket ground ■ Garage and visitor parking

**PRICE: GUIDE PRICE £725,000 SHARE OF FREEHOLD**



## SITUATION

The apartment is located in a highly sought after area opposite the Vine cricket ground ideally placed within a level walk of the town centre. Sevenoaks railway station is also within easy reach and provides a fast service of trains to London Charing Cross/Cannon Street/ London Bridge/Waterloo in about 30 minutes. Sevenoaks town centre provides varied shopping, swimming pool complex, fitness centre and library. Historic Knole House with its 1,000 acre deer park is easily reached and provides tranquil walking. There are many recreational facilities in the area including golf at Wildernesse, Knole Park and Nizels. Access to the M25/M20/M2/A21 is a short drive away at Junction 5 of the Chevening interchange.

## DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction heading towards the Vine Cricket Ground. Pavilion Gardens will be found on your left hand side opposite the Vine Cricket Ground.

## ENTRANCE HALL

Display cupboard with cupboard below, carpet, double radiator, built in airing cupboard with automatic lighting, pre-insulated copper cylinder, entry phone.

## LOUNGE/DINING ROOM



Enjoying a lovely view across to the Vine and town gardens. Juliet balcony to the front with double glazed double doors and window to the front, two radiators, ornamental fireplace surround, archway leads through to the study area.

## STUDY

Opening leads through to the kitchen.

## KITCHEN



An excellent range of light oak wood fronted ground and wall cupboards, worktops incorporating a single bowl single drainer stainless steel sink unit with mixer tap, integrated hob with stainless steel and glass extractor canopy over, integrated double oven, dishwasher, and space for washing machine, tiled floor, gas fired boiler serving the central heating and hot water, double glazed window to the front.

## MASTER BEDROOM



Enjoying a lovely view across to the Vine and town gardens. Juliet balcony to the front with double glazed double doors, double glazed window to the front, radiator, fitted wardrobes.

## DRESSING AREA

Two built in double wardrobes with floor to ceiling sliding mirrored doors, door leads into the ensuite shower room and open to bedroom.

## ENSUITE SHOWER ROOM

Enclosed shower cubicle, wash hand basin with mixer tap set into vanity unit, mirror with down lighting, low level W.C., tiled walls, radiator with heated towel rail, extractor.

## BEDROOM 2

Built in wardrobe cupboard, radiator, double glazed window to the front with a lovely view across to the Vine and town gardens.

## SHOWER ROOM

Enclosed shower cubicle, wash hand basin, low level wc, tiled floor, radiator, heated towel rail, extractor, shaver point.

## GARAGE



There is a brick built garage with remote electronically operated up and over door. Power supply.

## COMMUNAL GARDENS



There is a communal garden comprising areas of lawn, flower beds and borders stocked with an array of shrubs and bushes. External water supply.

## STORE

7' 6" x 3' 3" at ground floor level is a separate store accessed via an external door.

## EMERGENCY CALL SYSTEM

There is an emergency call system in place in the lift and stairways to summon assistance, if required.

## ADDITIONAL 2 BEDROOM GUEST ACCOMMODATION

Within the block of 13 apartments is a two bedroomed suite on the second floor available to provide guest accommodation for overnight visitors if prebooked (there is a small charge for this).

## TENURE AND MAINTENANCE

The property has a share of freehold  
There is the remainder of 999 year lease dated from 1991  
The service charge is £853.84 per quarter in 2025

## AGENTS NOTE



It is a condition of the lease that at least one resident must be aged 60 years or over.