



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>	78	78
(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 7 FERNDALE, ST JOHNS HILL, SEVENOAKS, KENT TN13 3PQ**

Within a lovely purpose built block, second floor 2 bed flat located in a convenient position within easy reach of local shops. Sevenoaks town centre and main line railway station are within a short drive. This large flat offers bright and airy accommodation ready for updating to your own taste with the benefit of a garage. No Chain.

Kitchen ■ Living Room/Dining Room ■ 2 Bedrooms ■ Bathroom ■ Cloakroom ■ Gas Central Heating ■ Garage en bloc ■ NO CHAIN ■ New Windows

**PRICE: £315,000 LEASEHOLD**



## SITUATION

Ferndale is one of three blocks of purpose built flats set within a well spaced development with large lawned communal areas and plenty of parking. There are varied shops at both upper and lower St Johns within walking distance and a bus stop nearby. Bat and Ball railway station on the branch line provides trains to Sevenoaks main line station or directly to London on the Victoria line through Otford, Eynsford etc. Sevenoaks town is a short drive and provides a recreational centre with swimming pool, library and gymnasium. Historic Knole with its 1,000 acres in which to roam is easily reached via various access points. The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports.

## DIRECTIONS

From the town proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue on this road and this leads into St Johns Hill. As you pass Quakers Hall Lane on your right slow down and the entrance to Ferndale will be found a short distance down on the left hand side.

## ACCOMMODATION

### ENTRANCE HALL



Entry phone, RCD unit, doors to bedrooms, bathroom, kitchen, cloakroom, airing cupboard, storage cupboard.

### AIRING CUPBOARD

Large storage cupboard housing hot water tank, central heating controls.

## STORAGE CUPBOARD

Large storage cupboard.

## LIVING ROOM/DINING ROOM



19' 8" x 11' 7" (5.99m x 3.53m) Double glazed oriel bay window to rear, radiator, heating thermostat.

## KITCHEN



12' 8" x 7' 3" (3.86m x 2.21m) Double glazed window to rear, a range of wooden wall and base units with work surfaces over, stainless steel one and half bowl single drainer sink unit with mixer tap, electric hob with extractor above, Hotpoint electric oven, wall mounted Ideal boiler, space for fridge/freezer and washing machine, radiator.

## BEDROOM 1



12' 8" x 10' 5" (3.86m x 3.17m) Double glazed window to rear, door to bathroom, radiator, door to hallway.

## BEDROOM 2



12' 8" x 7' 8" (3.86m x 2.34m) Double glazed window to rear, radiator.

## BATHROOM



Suite comprising panelled bath with wall mounted Triton shower above, wall mounted wash hand basin, low level W.C. with concealed cistern, door to bedroom one and door to hallway.

## CLOAKROOM

Low level W.C., wall mounted wash hand basin.

## OUTSIDE

### GARAGE



Garage en bloc with up and over door and further visitor parking.

### GARDEN

There are communal gardens to the front.

## COUNCIL TAX BAND E

## LEASE AND MAINTENANCE

### LEASE AND GROUND RENT

The lease has been extended to offer 154 years, ground rent will be a peppercorn rate.

### SERVICE CHARGE

The service charge is approximately £2,000 per annum.