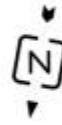
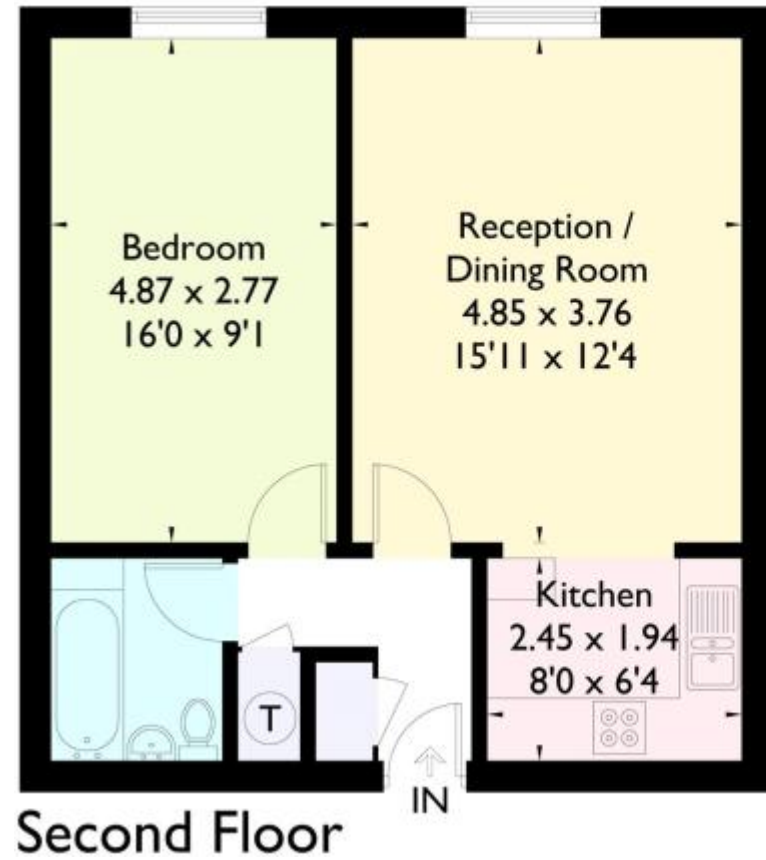
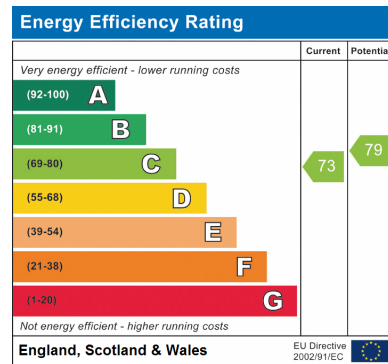


Riverhead, Sevenoaks

Approximate Gross Internal Area  
46.3 sq m / 498 sq ft



Floorplan © 2018  
0203 9056099 Ref: 214102  
This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.



## 70 LONG MEADOW, RIVERHEAD TN13 2QY

INVESTORS ONLY. A superb fully modernised light and airy one double bedroom top floor flat with loft space. There is allocated parking, communal gardens on the desirable lakeside development in Riverhead close to shops and station. Current Tenancy 1 year from 31.10.22 @ £1100.00 pcm.

Open plan Living ■ Double Bedroom ■ Communal Gardens ■ Allocated Car Parking Space ■ Contemporary stylish kitchen ■ Sleek bathroom ■ Close to shops and station

**PRICE: GUIDE PRICE £245,000 LEASEHOLD**



## SITUATION

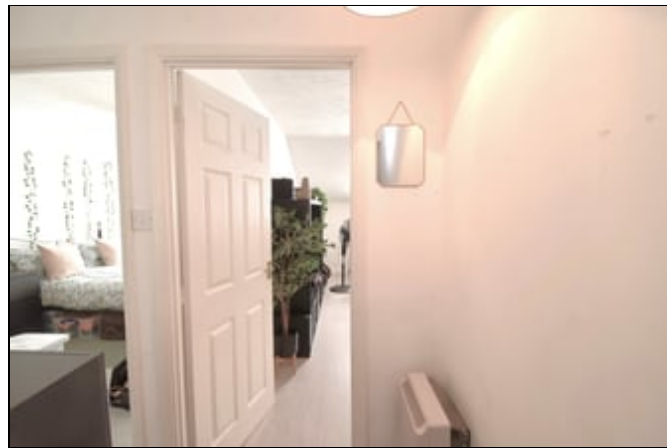
Long Meadow is located in an excellent position on this popular modern development in Riverhead. The property is conveniently located within easy reach of Sevenoaks mainline railway station (Charing Cross, Cannon Street, London Bridge or Waterloo (28-36 mins). Dunton Green railway station is also within easy reach. Riverhead offers varied shops and a Tesco 24 hour superstore. The property is in the catchment area (this may be subject to change) of Riverhead Infants School (ages 5-8) and Amherst Primary (ages 8-11). Riverhead is a 'Beacon School' and Amherst is a 'National Curriculum Award' School. The New Beacon (Boys) and Granville (Girls) prep Schools are also within short reach. 16th Century Knole Park (National Trust) with varied family walks is close to Sevenoaks town centre. Chipstead Common is within a short walk as is Chipstead Lake for sailing and Chipstead Tennis Club. The town of Sevenoaks with its good shopping facilities, library, swimming pool complex is about one mile distant. Access onto the A21/M25 for London, the coast, Gatwick and Heathrow airports is within a short drive.

## DIRECTIONS

From Sevenoaks main line railway station proceed on the London Road towards Riverhead. Go straight over the two mini roundabouts and head towards Dunton Green. The road bends sharply to the right and you continue to the roundabout with Tesco Superstore on your left hand side. Turn left here and continue forward to the next mini roundabout. Go straight across into Aisher Way. Follow the road round and Long Meadow is the second turning on your left hand side

## SECOND FLOOR

### ENTRANCE HALL



Front entrance door with spyhole, door entry phone system, telephone point, wood effect flooring, door to hall storage cupboard with power and socket and wall mounted electric heater, door to airing cupboard housing high pressure water

cylinder with additional storage space, access to loft.

### SITTING/DINING ROOM



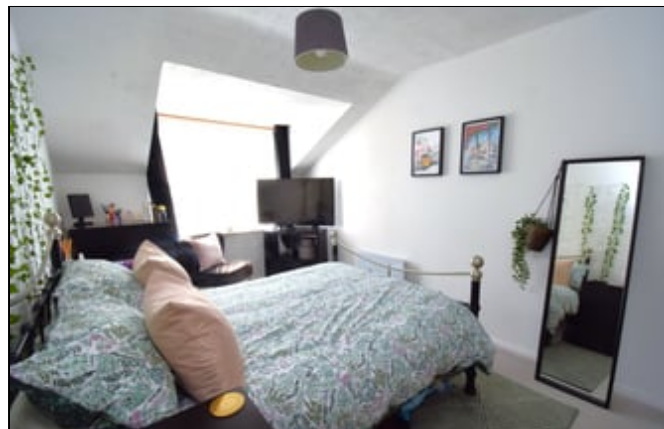
16' 0" x 12' 3" (4.88m x 3.73m) Open plan with double glazed window to rear, continuation of wood effect flooring, points for television/satellite/telephone, open to kitchen.

### KITCHEN



8' 0" x 6' 8" (2.44m x 2.03m) Wood effect flooring, inset downlighting, localised wall tiling, contemporary wall and base units with work surface over, 1 1/2 stainless steel single drainer sink unit, integrated oven, integrated electric four ring hob, extractor hood, plumbing for washing machine, space for under counter fridge freezer, breakfast bar.

### BEDROOM



16' 0" x 9' 1" (4.88m x 2.77m) Double glazed window to rear, wall mounted electric heater, telephone point.

### BATHROOM



6' 4" x 5' 6" (1.93m x 1.68m) Inset downlighting, tiled floor, fully tiled walls, wall mounted heater, courtesy light with shaver socket, white suite comprising panelled bath with overhead shower attachment and screen, low level W.C., pedestal wash hand basin.

### GARDENS



All garden surrounds are communal.

### PARKING



One allocated parking space.

## LEASE DETAILS

125 years from 1/3/1997

## SERVICE CHARGE

£87.57 pcm

## GROUND RENT

£100 pa