



**3 THE PEMBROKE, 68 LONDON ROAD, SEVENOAKS,
KENT, TN13 1AT**

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 **Hillier**
Reynolds

£575,000

FREEHOLD

Exceptional two bedroom ground floor apartment set in central Sevenoaks.

Master bedroom with en suite.

Secure undercroft parking space. NO ONWARD CHAIN.





We are delighted to market this exceptional ground floor apartment which is located in a prime Sevenoaks location just a stone's throw from the bustling High Street and 0.4 miles of the station. The apartment benefits from the remainder of a 10 year Premier Build Guarantee, a communal landscaped terrace and a secure undercroft parking space. The square footage of the property is 944.8 sq ft. The property is offered for sale with NO ONWARD CHAIN.

The interior of the apartment is elegant and stylish with oak flooring in the living room and kitchen and porcelain floor tiles in the hallway. The property has been carefully designed and finished to a high specification that seamlessly combines an elegant stylish interior with contemporary modern appliances.

The entrance hall benefits from 3 large cupboards which provide plenty of storage.

The kitchen and living room can be found on your left. The kitchen is practical and stylish with a good selection of cupboard and work top space. The sitting/dining room is a light and bright room with two large windows allowing for plenty of natural light. Deep skirting boards and decorative cornicing give the room a feeling of grandeur. A limestone fireplace inset with a gas fire fitment provides a central focal point.

The master bedroom benefits from a built-in wardrobe and a contemporary en suite shower room.

There is a further well-proportioned double bedroom with built-in wardrobe.

The bathroom is spacious and comprises of a bath with shower over, wall mounted vanity unit, mirror storage cabinet, recessed display shelves, heated towel rail and wall mounted W.C.

The Pembroke is approached via the main entrance on London Road or vehicular access from Pembroke Road. A coded gated entrance leads to a secure undercroft parking bay. There is a communal landscaped garden terrace as well as a large lockable storage cupboard.

Viewing is strictly by appointment only.

GROUND FLOOR



ACCOMMODATION

Entrance Hallway

Sitting/Dining Room

17'3" (5.26m) x 17'0" (5.18m)
maximum measurement

Kitchen

10'1" (3.07m) x 6'2" (1.88m)

Bedroom 1

14'7" (4.45m) x 11'8" (3.56m)
maximum measurement

En-suite

Bedroom 2

15'0" (4.57m) x 8'8" (2.64m) maximum
measurement

Bathroom

Outside

Gated undercroft parking area with
one allocated space. First floor
communal terrace area.



Route to View

Proceed north along Sevenoaks High Street. Turn left at the traffic lights into Pembroke Road. Turn Left onto the London Road and the main entrance to the apartments can be found on the left hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

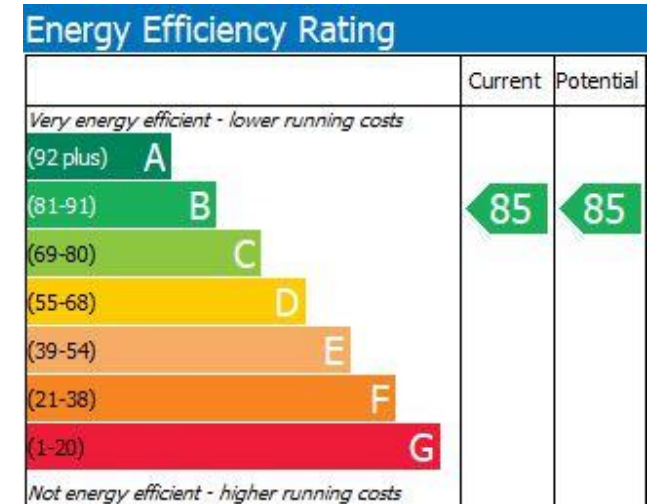
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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