



Ibbett Mosely

1, The Acorns Bradbourne Park Road, Sevenoaks, Kent, TN13 3YD





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**A GROUND FLOOR RETIREMENT APARTMENT WITH A GARDEN OUTLOOK IN A WELL MAINTAINED AND POPULAR DEVELOPMENT CLOSE TO SEVENOAKS STATION AND LOCAL SHOPS.**

**GUIDE PRICE: £170,000 LEASEHOLD**

- Retirement Apartment
- Fitted Kitchen
- Double Glazing
- 2 Bedrooms
- Modern Shower Room
- Shared Gardens
- Sitting/Dining Room
- Gas Central Heating
- Council Tax Band D



A WELL PRESENTED 2 BEDROOM ground floor RETIREMENT APARTMENT located close to SEVENOAKS STATION within easy reach of local amenities and a mile from the High Street. A popular development of just 22 properties with pleasant shared gardens, parking, visiting HOUSE MANAGER and 24 HOUR EMERGENCY CARELINE system. NO CHAIN.

### Description

A well appointed apartment on the ground floor with views of the garden. It is designed for retirement and available to buyers over 60 (female) and 65 (male). There is a visiting house manager and pull cords giving access to 24 hour emergency Careline services. The property had new double glazed windows installed about 3 years ago and has been well maintained throughout. It also has gas fired central heating via radiators. There are well kept communal gardens with areas to sit and relax and there is parking for both residents and their visitors.

The accommodation includes a hallway with airing

cupboard and a cloaks cupboard. The main living room has a square bay window with views over the garden and beyond and a door leading to the fitted kitchen with a window to the side and appliances include fridge/freezer, oven, hob and washer/dryer. There are two bedrooms, the main room has a fitted mirror-fronted wardrobe. The bathroom has a modern suite of wc, washbasin and shower.

### Location

The property is just a few hundred yards from Sevenoaks Station and bus stops. There are local shops in Station Parade and Tubbs Hill Parade and the High Street is less than a mile. The property can be reached via Hitchen Hatch Lane, opposite the station and then turning left into Bradbourne Park Road where it will be found on the left.

### Accommodation in Brief

#### Entrance hall

Sitting/Dining Room 5.56m x 3.43m (18'3 x 11'3)

Kitchen 3.43m x 1.83m (11'3 x 6')





Bedroom 1 3.56m x 2.69m (11'8 x 8'10)

Bedroom 2 35.97m x 1.93m (118 x 6'4)

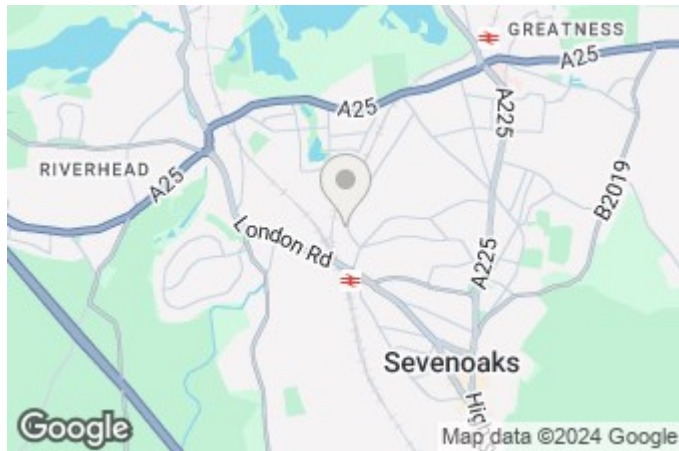
Shower Room 2.24m x 1.52m (7'4 x 5')

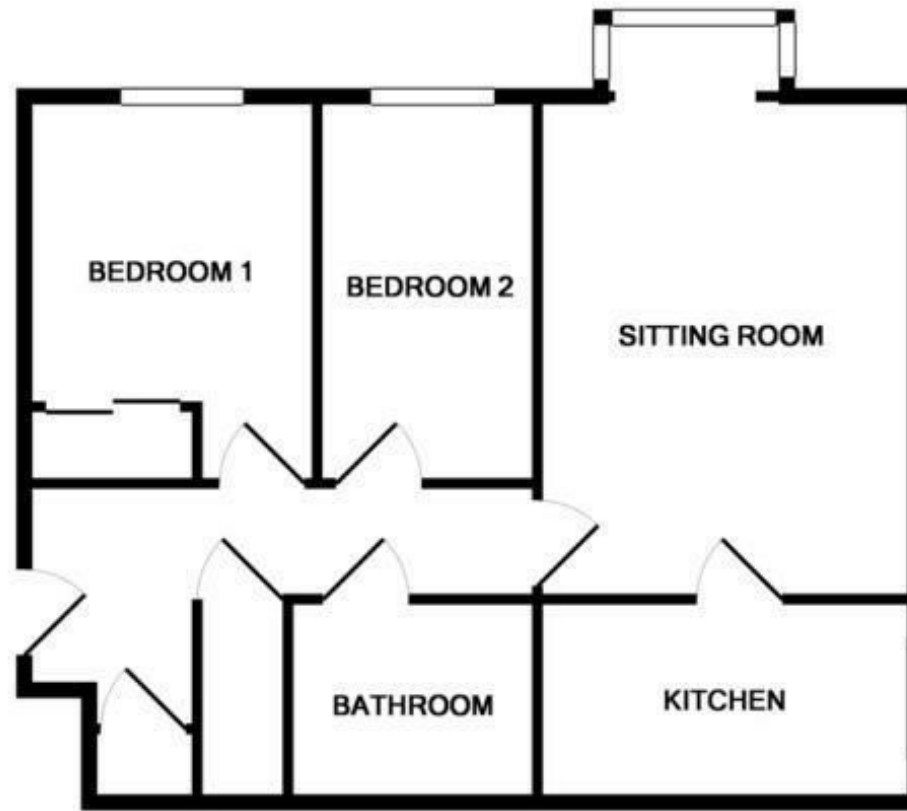
Lease Details/Charges

Lease - 139 years from 1/05/90 - ends 2129

Current Ground Rent £247.26 p/a

Current Service Charge £4,073.25 p/a - includes buildings insurance, external maintenance and retirement management services





TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Ibbett Mosely**

**Sevenoaks 01732 452246**

EPC Rating-

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