



Ibbett Mosely

7, Sennocke Court Lime Tree Walk, Sevenoaks, Kent, TN13 1YQ



7, Sennocke Court Lime Tree Walk, Sevenoaks, Kent, TN13 1YQ

A CENTRALLY LOCATED TWO BEDROOM FIRST FLOOR APARTMENT WITHIN EASY REACH OF ALL AMENITIES INCLUDING THE MAINLINE STATION. COMPETITIVELY PRICED TO REFLECT UPDATING REQUIRED.

PRICE: OFFERS OVER £300,000 LEASEHOLD (SHARE OF FREEHOLD)

- 2 Bedrooms
- Shower Room
- Double Glazing & Gas C/H
- Council Tax Band D
- First Floor Flat
- Lounge/Dining Room
- Allocated Parking Space
- Needs Updating
- Kitchen
- 999 Year lease and Share of Freehold

REALISTICALLY PRICED to reflect the need for UPDATING and IMPROVEMENT. This first Floor flat was built in the 1980s by Sparrow Developments and is well situated for access to the High Street, local amenities and is also within easy reach of Sevenoaks Main Line Station on the Charing Cross line, Easy access to Motorways and Dartford Tunnel. **** NO CHAIN ****

Description

This is a small development of apartments over three floors. There is a front entrance and a further entrance to the rear where you will also find the private car park with one allocated space. This flat is on the first floor, reached via stairs from the lobby.

The property has double glazing and gas central heating. It has been rented out until recently and would now benefit from updating and improvement although it has no chain so is ready to move straight into.

The entrance hall leads to each of the rooms. The

living room has space for a sitting area and dining area. The kitchen has a range of units and comes with a washer/dryer, fridge and a cooker. The main bedroom has fitted wardrobes and there is a second bedroom plus a shower room.

Location

The property is located within a short walk of London Road and the High Street. Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole Park is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses.

There are good local schools both state and private at all age levels.

The A21/M25 can be accessed at the Chevening interchange linking to London, the coast, major airports including Gatwick and Heathrow, the Channel Tunnel and the Dartford River Crossing. Sevenoaks Mainline Railway Station is also within easy reach with regular commuter services taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

Directions

The property is located in Lime Tree Walk which can be reached from South Park Road which in turn is off London Road in central Sevenoaks

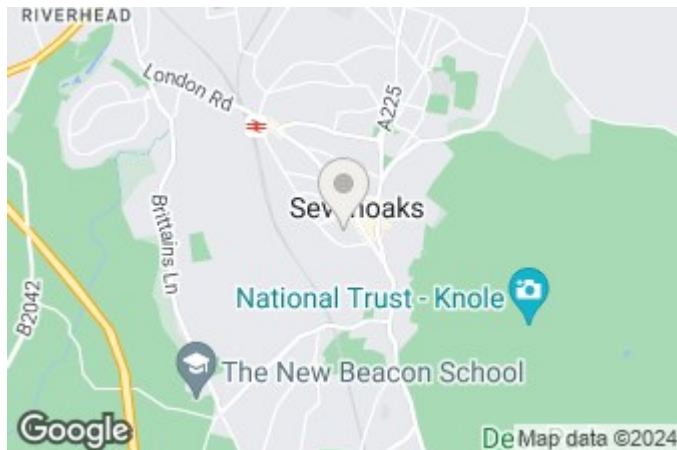
Lease Details

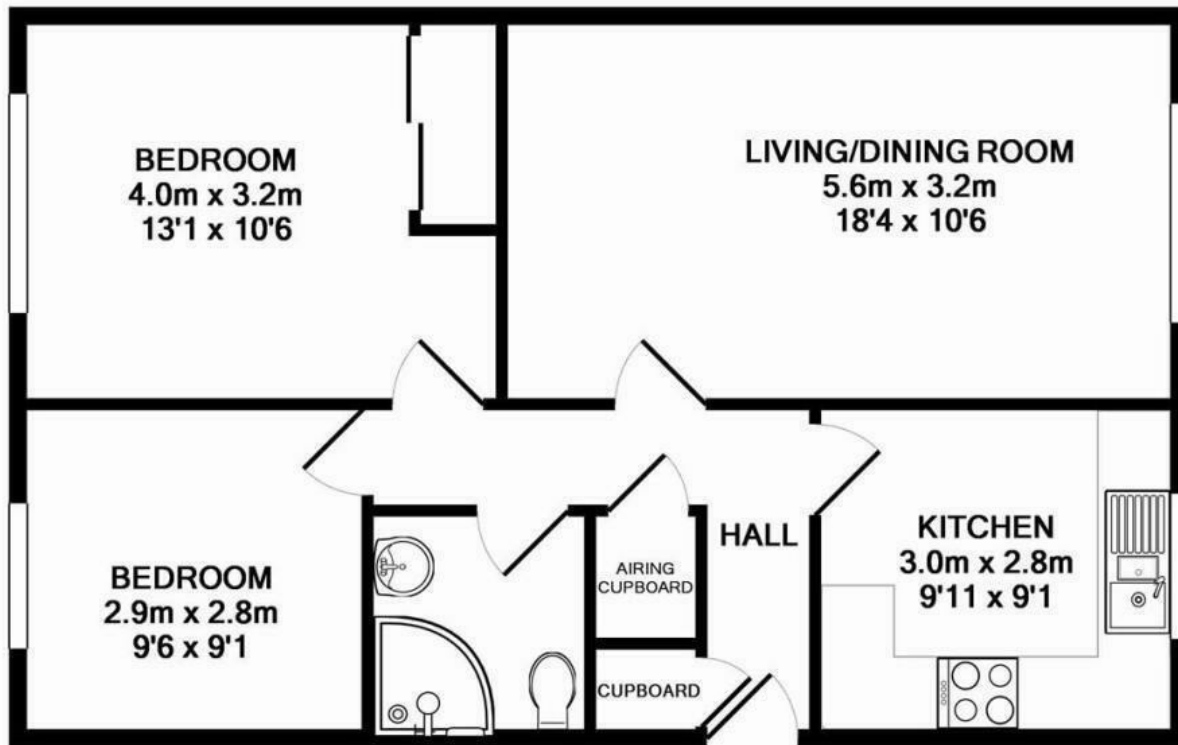
Length of Lease: 999 years from 6/2/2014

Share of Freehold: Freehold held by the management company which in turn is owned by the leaseholders, each owning an equal share.

Service Charge: £122 per month

Ground Rent TBC





TOTAL APPROX. FLOOR AREA 57.3 SQ.M. (617 SQ.FT.)

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

Made with Metropix ©2016



Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- C

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London