



Ibbett Mosely

49 Kennedy Gardens, Sevenoaks, TN13 3UG





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**A ONE BEDROOM FIRST FLOOR MAISONETTE WITH ITS OWN PRIVATE ENTRANCE, FRONT GARDEN AND ALLOCATED PARKING. OFFERED IN GOOD ORDER WITH NO CHAIN AND A NEW LEASE.**

**PRICE: OFFERS OVER £250,000 LEASEHOLD**

- IDEAL FIRST HOME OR
- COMBI GAS BOILER
- NEW LEASE - DETAILS TO FOLLOW
- ALLOCATED PARKING
- FAR REACHING VIEWS TO THE REAR
- NO CHAIN
- DOUBLE BEDROOM
- FIRST FLOOR
- COUNCIL TAX BAND C

A well-presented 1 BEDROOM FIRST FLOOR MAISONETTE in this popular cul-de-sac within easy reach of local amenities and just over a mile from the MAINLINE STATION and SEVENOAKS HIGH STREET respectively. OFFERED WITH NO CHAIN and a NEW LEASE (details TBC).

### ROOM MEASUREMENTS

Hallway - 3'10" x 5'05"

Bedroom - 9'08" x 10'01"

Bathroom - 7'07" x 6'00"

Living Room - 14'03" x 9'05"

Kitchen - 9'09" x 6'00"

### DESCRIPTION

This one bedroom first floor apartment is about to have a new lease granted so it is a great first home or for someone downsizing.

The property is approached via an external staircase leading to the front door and external storage cupboard. As you enter through the front door you are greeted with a light entrance hall with another storage cupboard. The living room itself is a good size with enough room for dining and seating areas. To the north-west is a large window, which has stunning distant views of the north downs over the properties below

Adjacent to the living room is the kitchen which has a fitted dishwasher, washing machine, oven and hob. The space is compact but offers lots of cupboard and worktop space.

Next is a double bedroom measuring 9'08 x 10'01 excluding the fitted wardrobes . It also benefits from a window overlooking the garden. The bathroom is the last room of the property, fitted with bath, w/c and basin in a tasteful white suite. It also has yet more helpful storage running the length of the room and a loft space which is great

in size.

Outside, the property has use of its own garden area to the front and an allocated parking space.

### LOCATION

Kennedy Gardens is located in the heart of Sevenoaks and is close to many local amenities.

0.6 miles (via footpath) to Weald of Kent, Trinity School and Tunbridge Wells Grammar School Sevenoaks

0.1 mile to St John's CE Primary School

0.7 miles to Sevenoaks Hospital

1.1 miles to Sevenoaks High Street

1.2 miles to Sevenoaks Train station

### LEASE

A new lease is in the final stages of being agreed - further details to follow

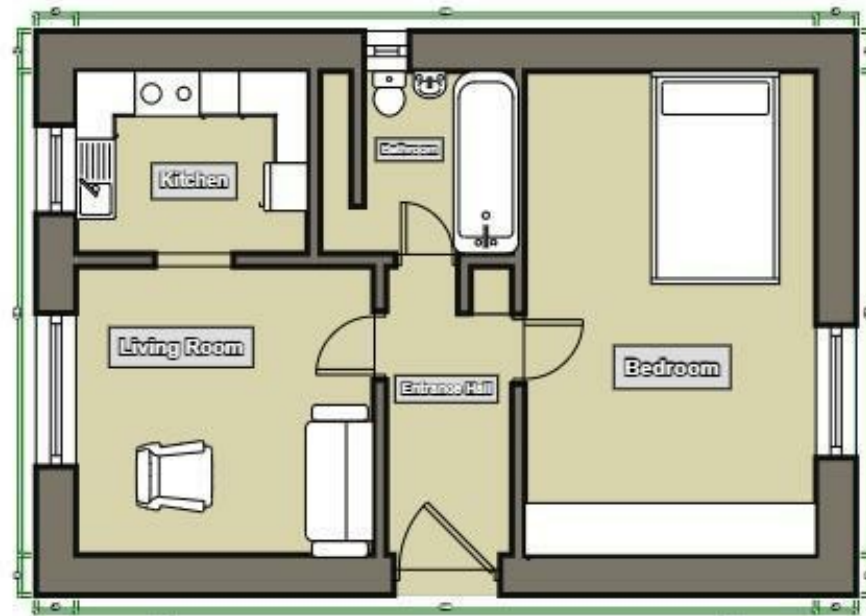
### DIRECTIONS

If heading from Sevenoaks High Street, head north past the cricket pitch and down St Johns Hill, turning right at Quakers Hall Lane. Turn left onto Kennedy Gardens and the property is at the end of the road.





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Approximate First Floor Total Area - 368 sq. ft (34.1 sq. metres)  
For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- C

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