



Ibbett Mosely

11 Athill Court St. Johns Road, Sevenoaks, TN13 3NF



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A SUPERBLY PRESENTED 1 BEDROOM GROUND FLOOR FLAT WITH A LONG LEASE AND COVERED PARKING.

PRICE: £185,000 LEASEHOLD (999 years from 1972)

- Ground Floor Flat
- Modern Kitchen
- Well Presented
- Small Bedroom
- Modern Bathroom with Shower
- Covered Parking Space
- Living Room
- Updated Wiring & Plumbing
- Council Tax Band B

An extremely well-presented GROUND FLOOR FLAT which has been extensively refurbished in the last three and a half years including re-wiring, new plumbing, new kitchen and bathroom. It also has the benefit of covered PARKING. Conveniently located for local shops, the station and SEVENOAKS High Street.

Description

The owner has lived in the property since 2020 and has completely refurbished it during that time. Improvements include rewiring, new plumbing, new kitchen and bathroom and re-decoration throughout. They have added some clever storage to the hall which includes space and plumbing for the washing machine.

This is a small ground floor apartment that has been well-planned to make the most of the space available. The building is designed as three sides of a quadrangle with a central shared grassed area and a driveway which leads to the private covered parking at the rear. Neighbouring flats have added a

terrace off the living area and this may be possible subject to planning and freeholder approval.

The accommodation includes: a hall with storage; the bedroom overlooking the grassed area; a bathroom with a shower over the bath with a screen; sitting room with sunny aspects and a fitted modern kitchen including fitted appliances.

Location

The property is located in a sought-after residential area of Sevenoaks, within easy reach of many amenities. The town centre (under 1 mile) and mainline station (under 1 mile) are both within easy reach.

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. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

There are excellent local schools across all age ranges, both state and independent.

For the traveller/commuter the M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, Ashford International, Bluewater, Dartford River Crossing, the coast and Channel Tunnel. Nearby Sevenoaks Mainline Railway Station has excellent services to London taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

Directions

From Sevenoaks High Street proceed north passing the Vine and at the row of shops at the start of St John's Hill turn left and take the second turning into St Johns Road. The property will be found on the right hand side.

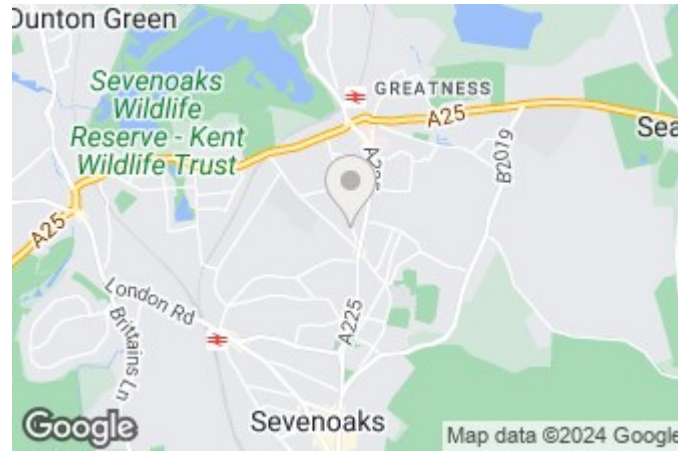
Leasehold Details

Length of Lease: 999 from 1972

Ground Rent: Nil

Service Charge: £1440 pa

NB there is an outstanding bill of £2,500 due for payment in June 2024 to cover a share of the cost to replace communal doors and walls.



GROUND FLOOR FLAT
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 sq.m.) approx.

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.

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Sevenoaks 01732 452246

EPC Rating- D

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