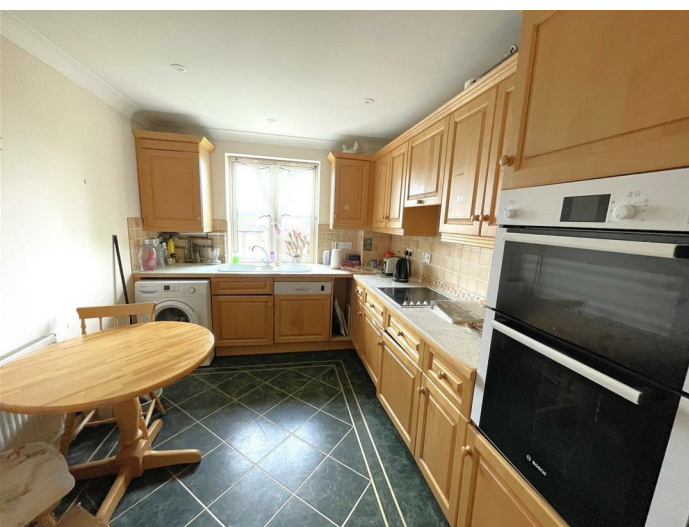




Ibbett Mosely

6 St Nicholas Court Lime Tree Walk, Sevenoaks, TN13 1TU





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**A FIRST FLOOR APARTMENT IN THIS FAVOURED BUILDING CLOSE TO THE CENTRE OF SEVENOAKS AND WITHIN EASY REACH OF THE STATION. OFFERED WITH NO ONWARD CHAIN.**

**GUIDE PRICE £700,000 LEASEHOLD**

- 2 Double Bedrooms (1 with En-Suite bathroom)
- Shower Room
- Good Size Sitting/Dining Room
- Plenty of Storage
- Secure Underground Parking and Storage
- Further Parking Space
- Kitchen/Breakfast Room
- Gas Central Heating & Double Glazing
- Superb Views
- EPC Rating B; Council Tax Band G

Nestled in the heart of Sevenoaks, this delightful first-floor apartment on Lime Tree Walk presents an excellent opportunity for both first-time buyers and downsizers alike. Built in 1998, the property boasts a modern design and is situated within a well-appointed building, ensuring a comfortable and stylish living environment.

The apartment features two generously sized bedrooms, providing ample space for relaxation and rest. With two bathrooms, convenience is at your fingertips, making it ideal for those who enjoy hosting guests. The spacious reception room offers a welcoming atmosphere, perfect for entertaining or unwinding after a long day - as well as fantastic far reaching views over the town and to the North Downs beyond.

One of the standout features of this property is the secure underground parking and storage space, allowing for easy organisation of your belongings and safe parking. There is also a further parking space outside.

The prime location of this apartment means you are just a short stroll away from the vibrant high street, where you can enjoy a variety of shops, cafes, and restaurants. The

Mainline Station is also within easy reach, making commuting to London and beyond a breeze.

This property is ready to move into, with no onward chain, allowing for a smooth transition to your new home. While the accommodation is spacious and comfortable, there is also scope for updating and improvement, giving you the chance to personalise the space to your taste.

In summary, this apartment offers a fantastic blend of convenience, comfort, and potential, making it a must-see for anyone looking to settle in the charming town of Sevenoaks.

### Description

Nestled in the heart of Sevenoaks, this first-floor apartment presents an excellent opportunity for both first-time buyers and downsizers alike. Built in 1998, the property boasts a modern design and is situated within a well-appointed building, ensuring a comfortable and stylish living environment. It does now require some updating and improvement.

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#### Location

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. 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.

The town has excellent schooling at all levels both state and private.

The M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing.

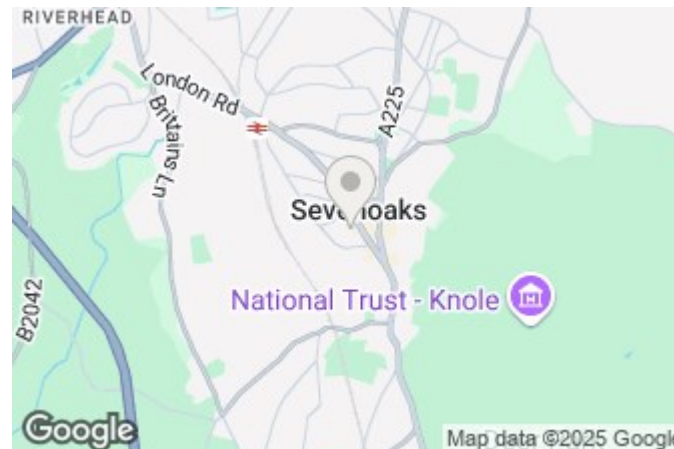
Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London Bridge/Victoria/Blackfriars taking around 50 minutes.

#### Lease Details

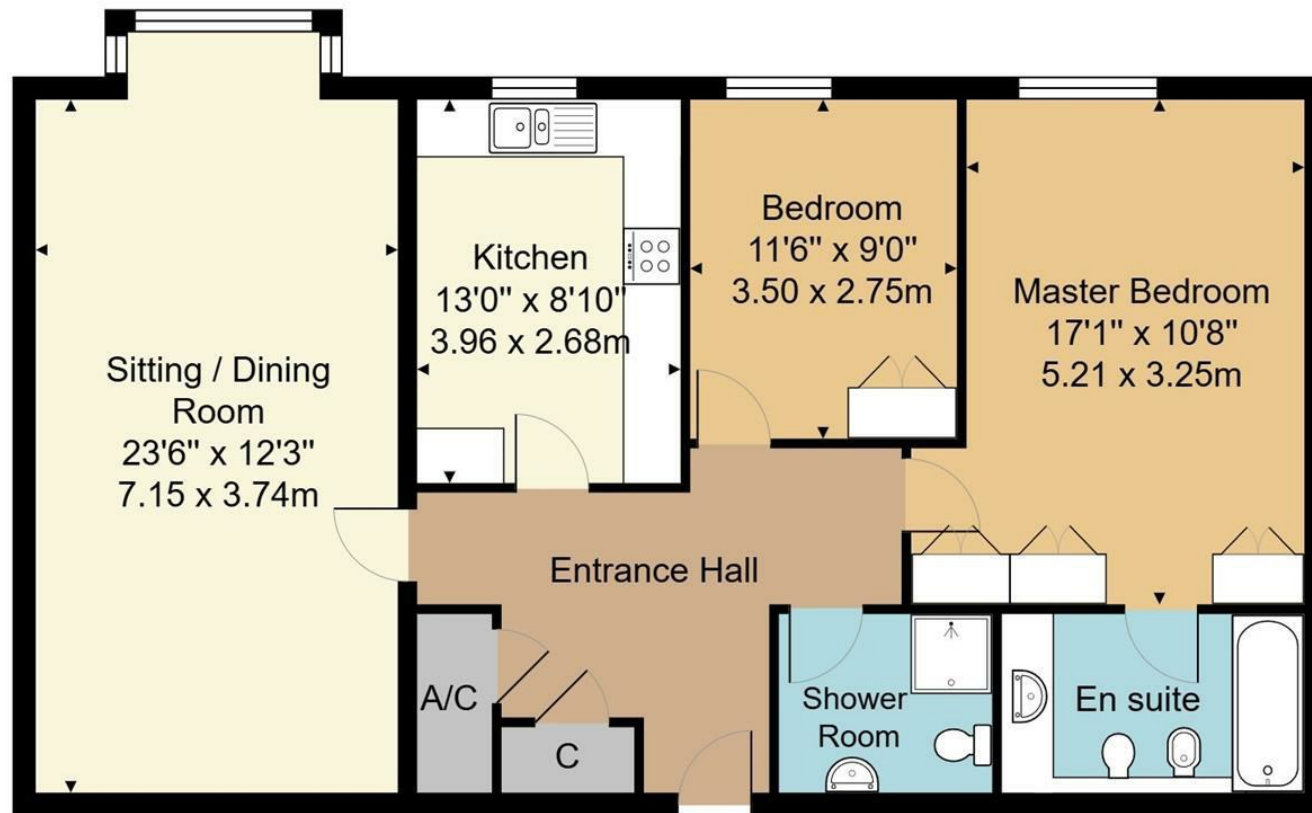
Length of Lease: 999 years from March 1998

Service Charge: £4334 p/a (current year)

Ground Rent £10.00 p/a







Approx. Gross Internal Area 1023 ft<sup>2</sup> ... 95.1 m<sup>2</sup>

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 or tenant. 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- B**

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