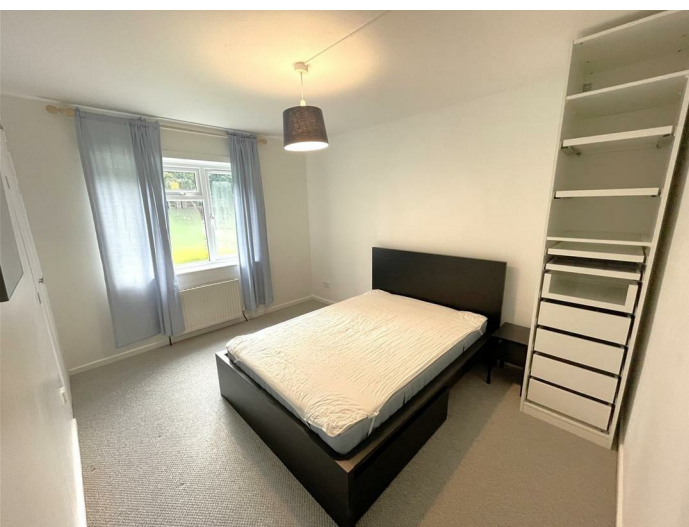




Ibbett Mosely

125A Bradbourne Park Road, Sevenoaks, Kent, TN13 3LB



## 125A Bradbourne Park Road, Sevenoaks, Kent, TN13 3LB

**A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH GARDENS TO FRONT AND REAR  
SITUATED IN A CONVENIENT LOCATION FOR ACCESS TO THE MAINLINE STATION AND TOWN  
CENTRE**

**PRICE: Price Range £350,000 to £375,000 LEASEHOLD (125 years from 1985)**

- Price Range £350,000 to £375,000
- Modern Kitchen
- Separate WC
- EPC Rating C - Council Tax Band C - On Street Permit Parking
- Ground Floor Maisonette
- Sitting/Dining Room
- Gardens to Front & Rear
- 2 Double Bedrooms
- Bathroom
- No Chain

**WELL PRESENTED AND READY TO GO WITH NO CHAIN** - This 2 bedroom ground floor leasehold flat is in an ideal location being within walking distance of Sevenoaks main line station. Internally the accommodation is spacious and there are pleasant private gardens to both front and rear. Permit Parking.

### Location

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

### ROUTE TO VIEW

Proceed northbound out of the town on London Road and opposite the station turn right into Hitchen Hatch Lane, turn left into Bradbourne Park Road where the property will be found after about half a mile on the left hand side.

### Accommodation in Brief

#### Lease Details

Lease Length: 125 years from 1st June 1985

Ground Rent: £10 pa

Service Charge £10 pa

Freeholder (and Management company): West Kent Housing

#### HALL:

Understairs storage cupboard. Linen cupboard. Central heating thermostat. Radiator.

#### KITCHEN:

Window to front. Range of units comprising wall cupboards, work surfaces with cupboards and drawers under. Single bowl sink with mixer tap. Inset four ring electric hob with extractor over. Breakfast bar. Space and plumbing for washing machine and dishwasher.

#### SITTING/DINING ROOM

Window and door to rear overlooking garden..

#### BEDROOM ONE

Window to rear

#### BEDROOM TWO:

Window to front,

#### BATHROOM:

Window to front. Panel bath with mixer tap/shower unit. Pedestal wash hand basin. Tiling to walls. Extractor fan.

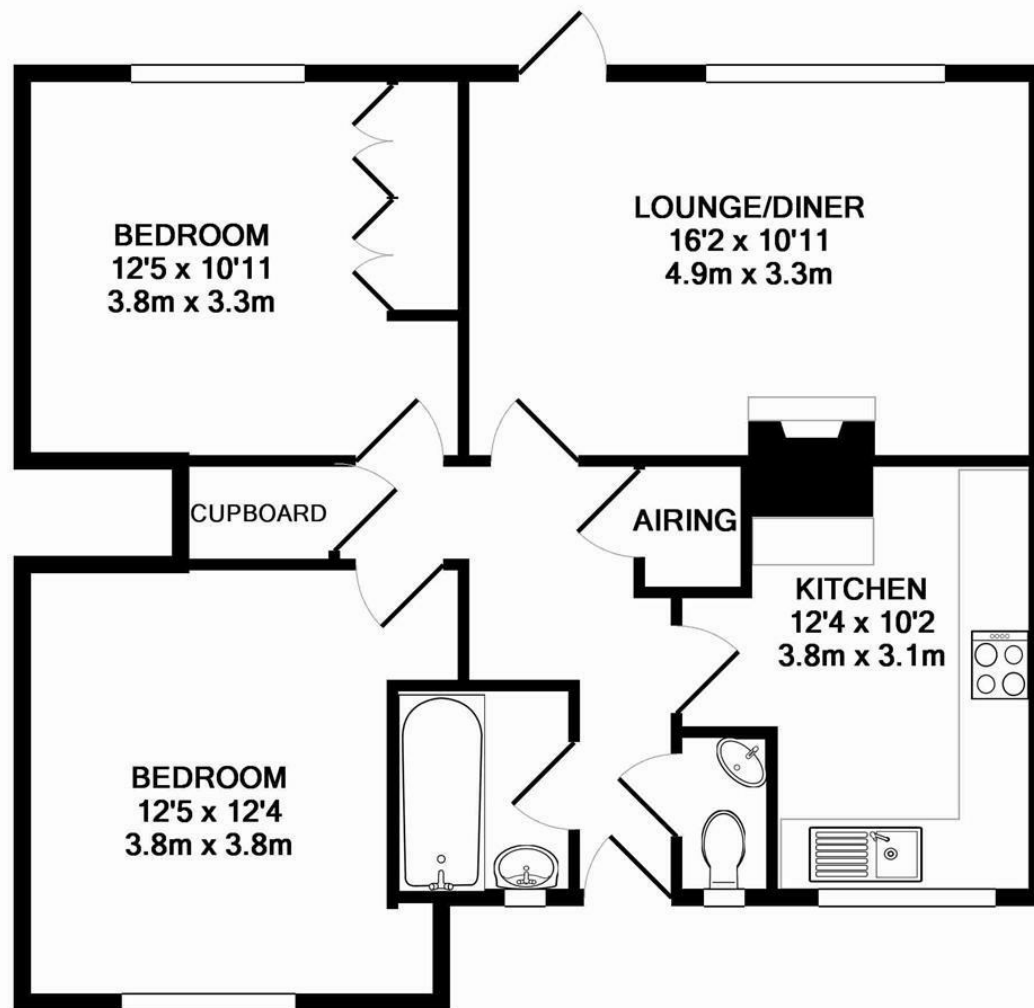
### SEPARATE WC

Window to front. WC. Corner wash hand basin

### OUTSIDE

The garden to the front extends to about 40' in depth and is principally laid to lawn with flower borders. To the rear there is an area of patio immediately outside the reception room with the 40' garden being laid to lawn with a shed at one end. and mature planting.





TOTAL APPROX. FLOOR AREA 63.2 SQ.M. (681 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- C**

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