

for sale

offers in excess of **£425,000**



## Nepicar Lodge London Road Wrotham Heath Sevenoaks TN15 7RS

This stunning four bedroom duplex apartment is set within a charming grade 2 listed building and needs to be viewed to be appreciated! Call us today to avoid missing out!



# Nepicar Lodge London Road Wrotham Heath Sevenoaks TN15 7RS

## Entrance Hall

## Kitchen

15' 6" x 15' 5" ( 4.72m x 4.70m )

## Lounge

24' 6" x 22' 2" ( 7.47m x 6.76m )

## First Floor Landing

## Bedroom One

7' 6" x 8' 9" ( 2.29m x 2.67m )

## En-Suite

## Bedroom Two

15' 1" x 11' ( 4.60m x 3.35m )

## Bedroom Three

13' 7" x 8' 4" ( 4.14m x 2.54m )

## Bedroom Four

13' 4" x 16' ( 4.06m x 4.88m )

## Family Bathroom



Outside

Roof Terrace





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01732 874990**  
**E [westmallings@connells.co.uk](mailto:westmallings@connells.co.uk)**

11 Swan Street  
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Property Ref: WML102065 - 0004

**Tenure:** Leasehold

**EPC Rating:** Exempt

**view this property online [connells.co.uk/Property/WML102065](http://connells.co.uk/Property/WML102065)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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