



- TWO Bedroom Modern Apartment
- Close To Sevenoaks Station
- Two Parking Spaces
- 141 Year Lease
- Excellent Schools Nearby

- No Chain
- Excellent Internal Condition
- Concierge Service
- Fast Links To M25/City Centre/Gatwick
- EPC Rating C

Spanning over 720 Sq. ft this luxurious TWO Bedroom upper floor apartment, situated in the heart of Sevenoaks Town and is a short stroll to the main line station.

This extremely well appointed apartment benefits from a 141 year lease, a full concierge service and parking for two cars with one being under croft, the property will be sold with no onward chain, and is in 'ready to move' condition, other benefits include; gas central heating, upper floor with lift, clean well kept communal areas and fully integrated kitchen.

The views on offer are unparalleled and space is offered in abundance, this could suit a range of buyers from those wishing to have a secure UK base while they travel for business or for the professional first time buyers working in the city, or the astute investor looking to acquire their next asset.

Sevenoaks is a stunning, growing town, located within commuting distance of London City Centre, and is widely recognized as an area attracting large amounts of investment and is being more and more selected by those who work in the city and nearby as their place of residence, the schooling here is first rate and the transport links offer easy access to many amenities.

Viewings are strictly by appointment only.

Price: Guide Price £420,000

Tenure: Leasehold

Lease: Lease Term 150 Years from January 2016

Years Remaining: 141 Approx

Service Charge & Insurance: £5,206.19 Per Annum (Split Into Half Yearly Payments)

Service Charge Review: Annually

Ground Rent £580.91 Per Annum

Ground Rent Review: Review every 5 years

Local Authority: Sevenoaks

Council Tax Band: D

Broadband type: Upto: Superfast 80 Mbps d/l 20 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE- Limited Limited

Three- Limited Limited

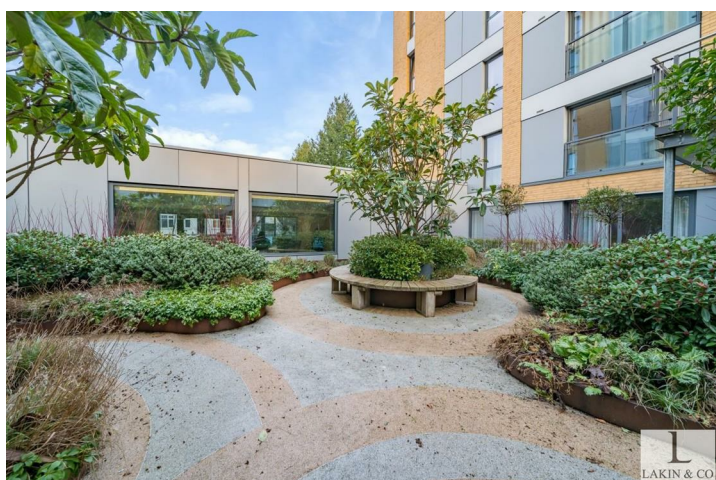
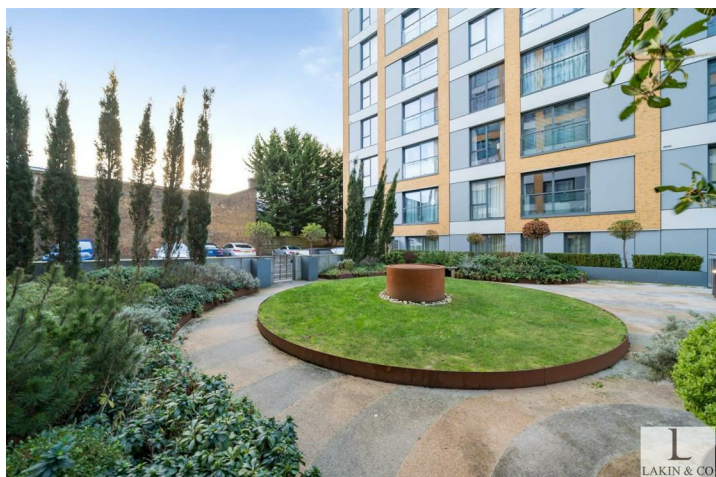
O2- Likely Limited

Vodafone- Limited Limited

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.



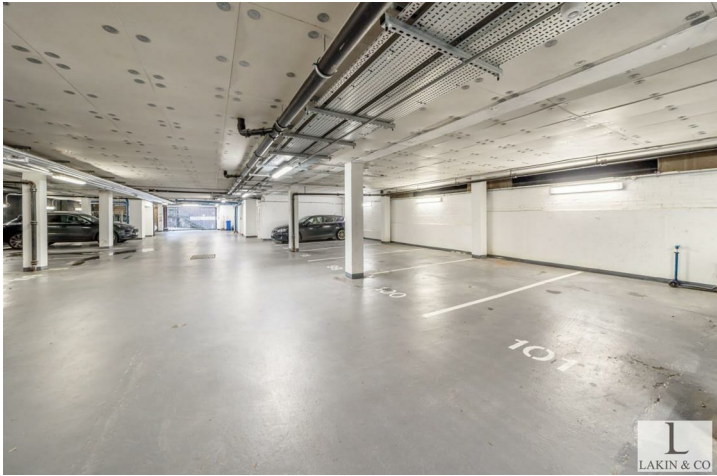






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

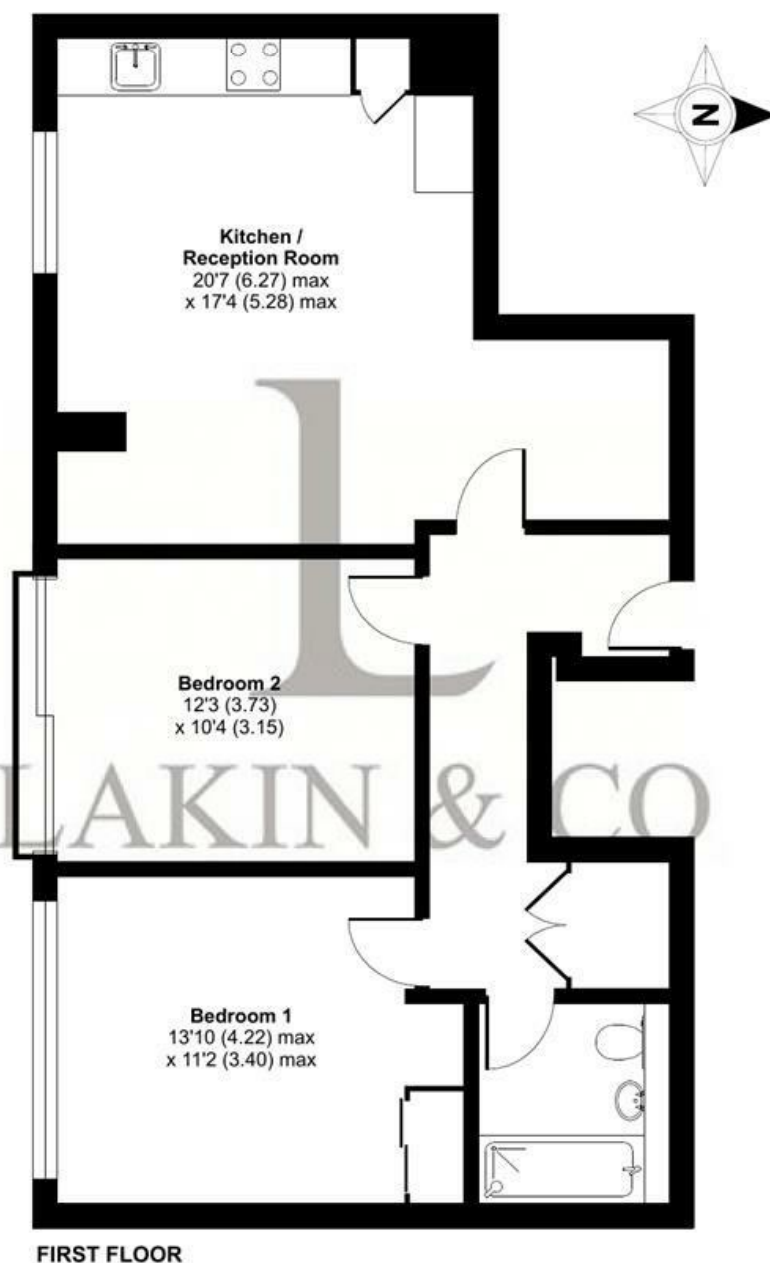




## London Road, Sevenoaks, TN13

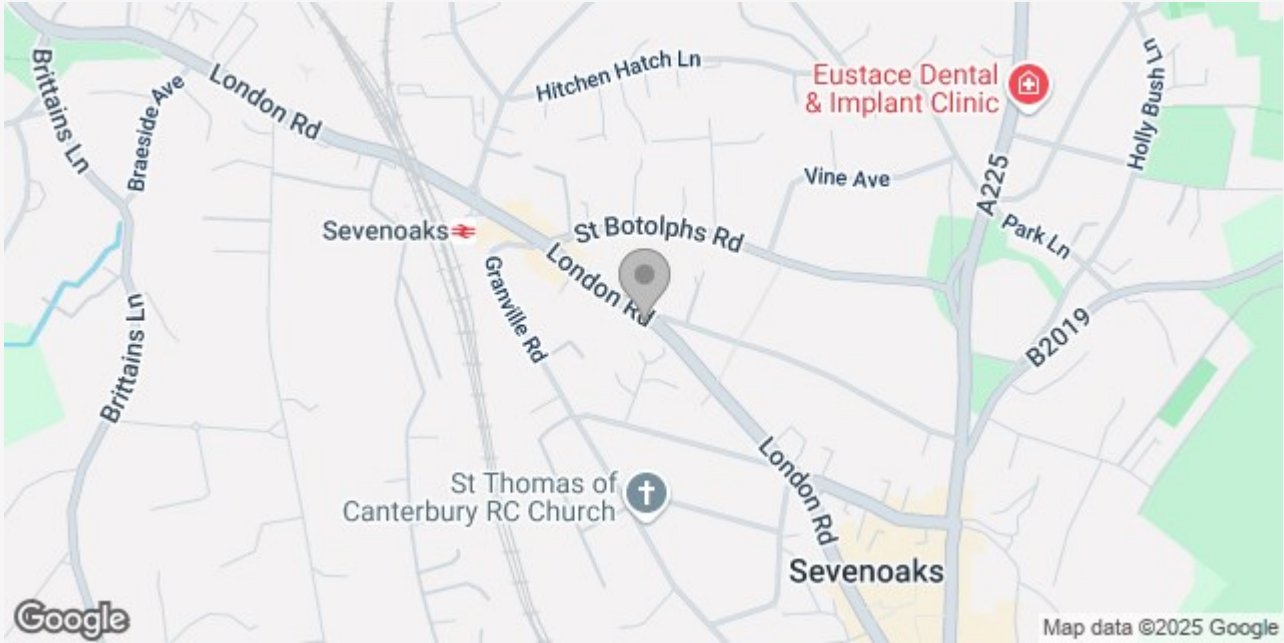
Total = 721 sq ft / 66.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lakin & Co. REF: 930816

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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