



JONATHAN HALL

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Johnsons Court, Seal, Sevenoaks, Kent, TN15 0BE

Fixed Price £125,000

jonathanhall.exp.uk.com



A well-presented and spacious one bedroom first-floor retirement apartment, with a lovely westerly facing communal garden with a pleasant view over Seal recreation ground, communal parking, and NO ONWARD CHAIN. The property is conveniently located in the heart of the popular village of Seal with its local amenities, and two miles to Sevenoaks town centre with its comprehensive range of shopping and leisure facilities, and 2.3 miles to Sevenoaks train station, with services to London Bridge from 23 minutes.

Summary

- Well-Presented Apartment For Over 55s
- Located In Heart of Popular Village
- Local Amenities
- Two Miles To Sevenoaks Town Centre
- Spacious Sitting/Dining Room & Kitchen
- Spacious Bedroom & Shower Room
- Double Glazing & Electric Heating
- Westerly Facing Communal Rear Garden
- Communal Parking
- NO ONWARD CHAIN

Accommodation

The property is accessed via a communal entrance door, with an entry phone, leading to a communal hall with a staircase and a lift to the first floor, and a communal landing leading to the entrance door to the apartment. The accommodation comprises an entrance hall with a large built-in airing/storage cupboard and hatch to the loft; a sitting/dining room with an archway to the kitchen with fitted wall and base cupboards and drawers, laminate worktops, sink with mixer tap and drainer, fridge, freezer, washing machine, cooker with double oven and four-ring hob and extractor hood above; a bedroom with built-in wardrobe/cupboard, and a shower room with large walk-in shower, vanity washbasin with cupboard below and WC. The property also benefits from double glazing, electric heating and an emergency call system.

Outside

Outside, to the front is communal parking, and to the rear is a lovely westerly facing communal garden which is mainly laid to lawns with borders stocked with a variety of flowering plants, and mature shrubs and trees, there is paved patio and a pleasant view over Seal recreation ground to the rear.

Agents Note

The property is leasehold with a 99-year lease from 1st April 1991, the council tax band C. 75% of the property is being sold for £125,000 and the remaining 25% is owned by Moat. The vendor informs us Moat does not charge rent on the 25% they own. The current service charge is £180.06 PCM. There is no ground rent.





Location

The apartment is located in a tucked-away position in the heart of the popular village of Seal. The village benefits from a village store/newsagents, butchers, barbers, pet shop, café, pub, Indian restaurant, kebab shop, church, library, village hall, Seal Primary School (with a good Ofsted report), a recreation ground with an excellent children's playground and Wildnesse Golf Club.

The centre of the popular historic market town of Sevenoaks, with its comprehensive range of shops, pubs, restaurants, coffee shops and churches is approximately 2 miles away.



There are many local leisure and sports facilities including Knole Park (Kent's last medieval deer park) with Knole House (a former archbishops palace), Sevenoaks Leisure Centre, Wildnesse Golf Club, Knole Park Golf Club, and other sports clubs including a rugby club, football club, hockey club, cricket club, tennis club, bowls club and gyms.

Sevenoaks train station, with services to London Bridge (from 23 minutes), Waterloo, Charing Cross, Cannon Street and Blackfriars, is approximately 2.3 miles away. Junction 5 of the M25 and the A21 are approximately 4 miles away.

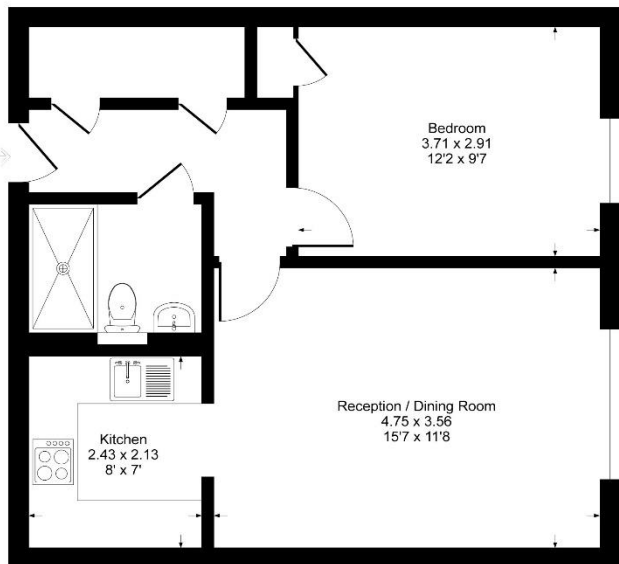


"A well-presented and spacious first floor apartment with no onward chain, conveniently located in the heart of this popular village"



School Lane, TN15

Approximate Gross Internal Area = 46 sq m / 500 sq ft



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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If you need get in touch, please contact me on
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