



# JONATHAN HALL

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Cress Court, The Moor Road, Sevenoaks, TN14 5EB

Price Range: £250,000 to £275,000

[jonathanhall.exp.uk.com](https://jonathanhall.exp.uk.com)





A superbly presented and spacious first-floor apartment offering an open-plan kitchen/sitting/dining room, two spacious double bedrooms, bathroom, external storage cupboard and allocated parking. The property benefits from having a share of the freehold. Located in the Bat & Ball area of Sevenoaks, benefitting from the nearby Sevenoaks Wildlife Reserve with beautiful walks around the lakes, Sainsburys, Aldi, other shops and only 0.4 miles from Bat and Ball railway station with links to London.

## Summary

- Spacious First Floor Apartment
- Superbly Presented Accommodation
- Two Double Bedrooms
- Open-plan Kitchen/Dining/Sitting Room
- Share of Freehold
- Allocated Parking Space
- Two Visitor Parking Spaces
- Convenient for Local Amenities
- Approx. 0.4 Miles to Bat & Ball Railway Station
- Approx. 1.6 miles to Sevenoaks Town Centre

## Accommodation

Accommodation: communal entrance and staircase to first floor, shared with one other property. Entrance hall with door leading to; a lovely light and modern open-plan kitchen/dining/sitting room benefiting from having dual-aspect with window to front and Juliet balcony to rear, wood effect flooring and a modern fitted kitchen comprising a range of wall and base units, stainless steel sink and drainer, four ring electric hob with extractor hood above, built-in electric oven, space for fridge/freezer, space for washing machine, and gas boiler; an inner hallway with a built-in cupboard; a lovely spacious master bedroom with window to rear; another double bedroom with window to front; and bathroom with WC, panelled bath with shower above, pedestal washbasin and heated towel rail.

## Outside

At the front of the building is a block paved driveway leading to an allocated parking space at the rear and two visitor spaces (shared with the other residents), small communal garden area and outside storage cupboard which is shared with the neighbouring property.

## Agents Note

The property is leasehold with a share of the freehold, the lease was 125 years from 1<sup>st</sup> January 2005. The council tax is band B, and it also benefits from double glazing, gas central heating, mains gas, mains electrics, mains water and mains drains. The vendor informs us the ground rent is a peppercorn and the current service charge for 2024 is approximately £800 per annum per annum.





## Location

Bat & Ball is located in North Sevenoaks, with the beautiful Sevenoaks Wildlife Reserve, a range of shops including Sainsburys, Aldi, pharmacy and takeaways. Bat & Ball railway station is approximately 0.4 miles away.

Sevenoaks town centre, with its comprehensive range of restaurants, coffee shops, pubs, high street chains and boutique shops and the Stag cinema/theatre, is approximately 1.6 miles away. In and around Sevenoaks are five supermarkets including Waitrose, Sainsburys, Tescos, Lidl and Aldi.

There is a wide range of local leisure facilities including Sevenoaks Leisure Centre, a range of gyms, cricket club, rugby club, football club, hockey club, Golf Club, Knole House and Deer Park.



There are a variety of excellent state and private primary and secondary schools in and around Sevenoaks, including two Grammar schools and the renowned Sevenoaks Public School.

Access to the A21 and M25, leading to the London airports and Bluewater Shopping Centre, is approximately 3 miles away.

Sevenoaks mainline railway station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is approximately 1.6 miles walk away.

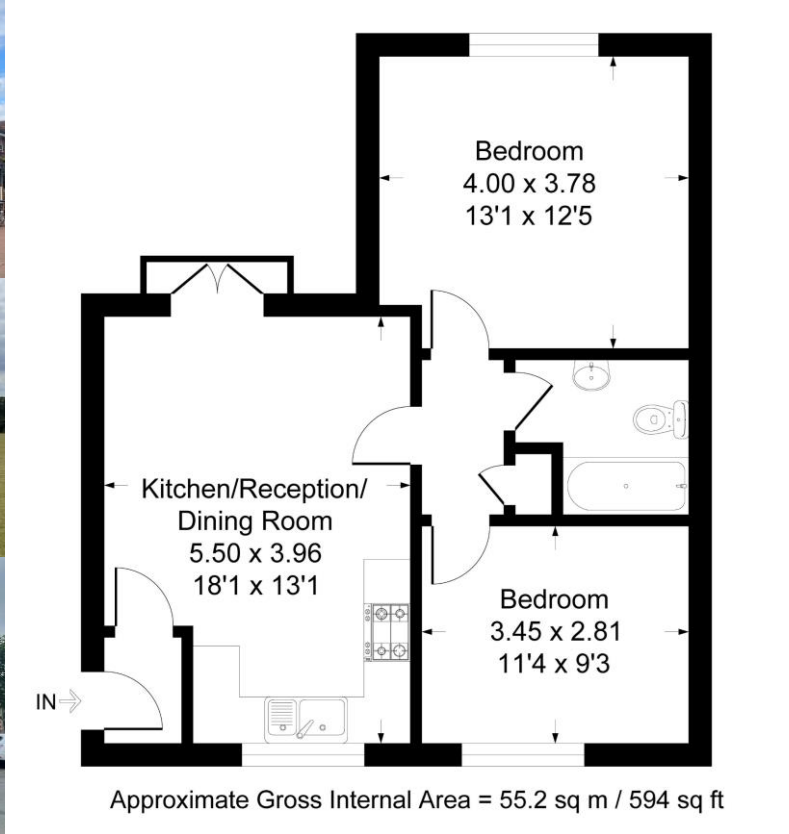


*A superbly presented and spacious first floor apartment close to local amenities and transport links*









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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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If you need get in touch, please contact me on  
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