



JONATHAN HALL

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Wood Lodge Grange, St John's Hill, Sevenoaks, Kent, TN13 3NW

Price Range: £325,000 to £350,000

jonathanhall.exp.uk.com



A spacious second floor apartment with sitting/dining room, kitchen, three bedrooms, bathroom, separate WC, gas-fired central heating, communal gardens, garage en-bloc, communal parking spaces, and NO ONWARD CHAIN. The property is located in a tucked away position in the highly sought-after historic market town of Sevenoaks with its comprehensive range of shopping, leisure and educational facilities, and its train station with fast services to London from only 23 minutes.

Summary

- Spacious Second Floor Apartment
- With Views Towards the North Downs
- In the Highly Sought-After Town of Sevenoaks
- Sevenoaks Station to London from 23 Mins
- Sitting/Dining Room & Kitchen
- Three Bedrooms, Bathroom & Separate WC
- Garage En-bloc & Visitor Parking
- Ideal Buy-To-Let, First-Time Buy or Downsize
- NO ONWARD CHAIN
- Approximately One mile to Sevenoaks Station

Accommodation

Communal entrance hall leading to a staircase to the second-floor landing with an entrance door to the apartment.

Entrance hall with built-in cupboard; sitting/dining room with large windows with far-reaching views towards the North Downs in the distance; kitchen with far-reaching views towards the North Downs in the distance fitted wall and base cupboards, drawers, worktops, sink with mixer tap, inset electric ceramic hob with cooker hood above and built-in oven below, washer/dryer, integrated fridge, freezer and dishwasher, and wall mounted gas fired boiler; three bedrooms all with views over the communal garden at the rear; modern bathroom fitted with a bath with shower above and shower screen, vanity washbasin and WC; and a separate WC with vanity washbasin and WC.

Outside

There are communal gardens which are mainly laid to lawn and some shrubs and trees; communal parking spaces and a garage en-bloc for this property.

Agents Note

The property is leasehold with a 125-year lease from 1st January 2016 and is in council tax band E. It has gas central heating, and mains gas, electrics, water and drainage. Our clients have informed us that the annual service charge for July 2024 to June 2025 was £2450 and the annual ground rent is £150 per annum.





Location

Located in a tucked-away position from the road in the highly sought-after historic market town of Sevenoaks.

Sevenoaks benefits from a comprehensive range of restaurants, coffee shops, pubs and shops, and locally there is a good selection of supermarkets including Waitrose, M&S, Sainsburys, Tesco, Lidl and Aldi.

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



There are excellent state and private primary and secondary schools, including two Grammar schools and the renowned Sevenoaks Public School.

Sevenoaks has excellent travel connections with its mainline station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes).

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

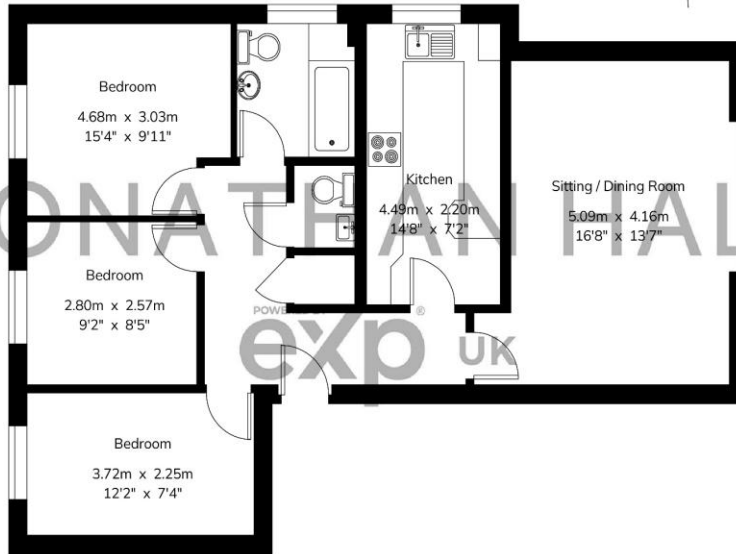


A well-presented and spacious three bedroom second floor apartment, with far-reaching views towards the North Downs, communal gardens, garage en-bloc and NO ONWARD CHAIN; located in the highly sought-after historic market town of Sevenoaks.





Gross Internal Area : 73.5 sq.m (791 sq.ft.)



Second Floor



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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) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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If you need get in touch, please contact me on
07429 483 423 or email jonathan.hall@exp.uk.com

