



JONATHAN HALL

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Redwood Place, Morewood Close, Sevenoaks, Kent, TN13 2BE

Price Range: £600,000 - £650,000

jonathanhall.exp.uk.com



A stunning second and third floor duplex penthouse apartment, with a superb open-plan kitchen/dining/sitting room, a roof terrace, WC, principal bedroom with a beautiful en-suite shower room and balcony, two further bedrooms, and a lovely family bathroom, allocated parking and the remainder of a 10-year new build warranty and NO CHAIN. Located in the highly sought-after historic town of Sevenoaks with its comprehensive range of shopping, leisure and educational facilities, and only 0.4 miles from its train station with fast services to London from only 23 minutes.

Summary

- Stunning Duplex Penthouse Apartment
- In the Highly Sought-After Town of Sevenoaks
- 0.4 miles to Station with London from 23 Mins
- Open-plan Kitchen/Sitting/Dining Room, WC
- Bedroom One with En-Suite Shower Room
- Two Further Bedrooms & Family Bathroom
- Private Roof Terrace & Balcony
- Allocated Parking, Communal Gardens & Lift
- Double Glazing & Gas Central Heating
- Remainder of 10-Year New Build Warranty

Accommodation

Communal entrance hall with lift and stairs to the second floor landing, with a private entrance door to the entrance hall with stairs to the top floor; principal bedroom with French doors to a balcony and a beautiful en-suite shower room with shower with monsoon shower head and hand-held shower spray, vanity washbasin, WC and anti-mist mirror; two further bedrooms and bathroom with a bath with mixer tap and hand-held shower spray, shower cubicle with monsoon shower head and hand-held shower spray, vanity washbasin, WC and anti-mist mirror.

Landing leading to a superb kitchen/sitting/dining room with a contemporary fitted kitchen comprising high gloss wall and base cupboards and drawers, quartz worktops and splashbacks, under counter and above counter LED lighting, sink with mixer tap, inset ceramic hob with cooker hood above, built-in oven, built-in microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, sitting room area with French doors to the roof terrace; and cloakroom with a WC and vanity washbasin and a heated towel-rail.

Outside

Outside, there is a private roof terrace accessed from the kitchen/dining/sitting room, a balcony accessed from the principal bedroom, communal grounds and gardens, an allocated parking space, visitor parking spaces and bike storage space.

Agents Note

The property is leasehold with a 125-year lease from 1st January 2014 and in council tax band E. It benefits from gas-fired central heating, double glazing and mains water, gas, electric and drainage. Our client informs us that the service charge for January 2025 to December 2025 is £2377.84; the annual ground rent is currently £450; and it increases by £100 every 10 years until the rate caps at £850 per annum for the remainder of the term.





Location

Located set back from the road in the highly sought-after historic market town of Sevenoaks, and only approximately 0.4 miles from the railway station.

There is a comprehensive range of restaurants, coffee shops, pubs and shops in the town and a good selection of local supermarkets including Waitrose, M&S, Sainsburys, Tesco, Lidl and Aldi.

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



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. There are several local parks and woodlands including Riverhead Parkland (0.5 miles), Bradbourne Lakes (0.5 miles), Great Britain's Wood (1 mile), Sevenoaks Wildlife Reserve (0.9 miles) and Knole House & Deer Park (1.5 miles). The popular Nizels Golf & Country Club is approximately 4.3 miles away.

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 both the A21 and M25, leading to the airports and Bluewater Shopping Centre, is approximately 2.5 miles away.



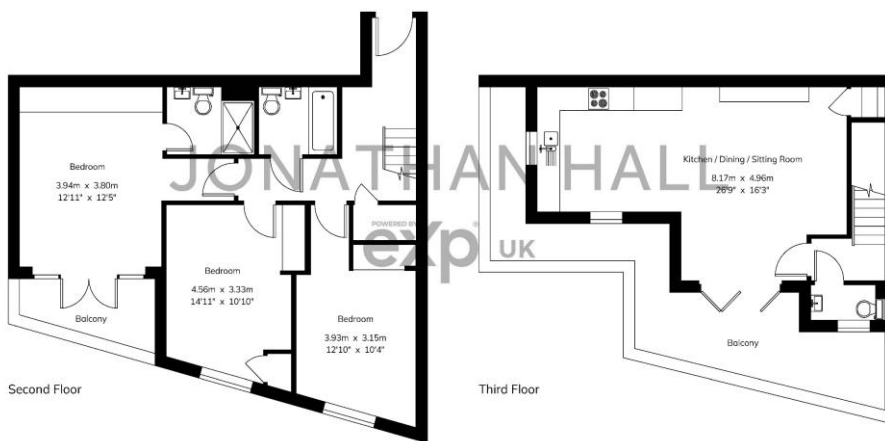
A stunning three bedroom duplex penthouse apartment with a roof terrace, a balcony and an allocated parking space in the highly sought-after town of Sevenoaks and only 0.4 miles from Sevenoaks Station with services to London from 23 minutes.







Apartment - Gross Internal Area : 113.7 sq.m (1223 sq.ft.)



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	84	84
(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		

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