



Forming part of the highly desirable Bouchier Court complex, this superbly presented seventh floor apartment boasts a wonderfully convenient location just 0.1 mile from Sevenoaks mainline rail station with its fast and frequent links to London in less than thirty minutes. The property also benefits from being just 0.5 miles distance to all of the shopping, social and leisure facilities available in the town centre, including beautiful Knole Park.

The well proportioned and presented accommodation currently comprises a welcoming entrance hall, fully open plan living space (sitting/dining room with contemporary fitted kitchen), double bedroom with built in wardrobes and floor to ceiling windows, providing far reaching views, as well as a luxuriously appointed bathroom. Additional benefits include an allocated parking space, usage of the attractive communal gardens, meeting room facilities, concierge service and the balance of a 150 year lease. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate this excellent apartment.

London Road

Sevenoaks, TN13 1FB Leasehold



Guide Price £350,000

ENTRANCE HALL

Spacious and welcoming entrance hall with solid entrance door (including spyhole). Door to hall storage cupboard and door to utility cupboard with space and plumbing for washing machine. Doors off to all rooms.

SITTING/DINING/KITCHEN

Lovely social open plan living space arranged as follows:

RECEPTION AREA

Full height double glazed sliding patio door to rear with contemporary glazed Juliet style balcony, inset downlighting and attractive wood effect flooring, double radiator. Fully open plan to kitchen.

KITCHEN AREA

Contemporary fitted kitchen comprises a series of matching wall and base units set with granite work surface tops and matching upstands. Inset stainless steel sink unit and integrated appliances including fridge over freezer, oven with four ring hob and extractor and dishwasher. Continuation of attractive wood effect flooring, inset downlighting and under unit lighting, open dining area.

DOUBLE BEDROOM

Spacious double bedroom has full height double glazed windows to rear providing delightful far reaching aspect, fitted carpet, pendant lighting, double radiator, television point and built in double wardrobe with sliding fronts.

BATHROOM

Luxuriously appointed bathroom has heated towel rail, inset

downlighting, air extractor unit, tiled floor and fully tiled walls to compliment. Contemporary white suite comprising bathtub with overhead shower unit and screen, concealed flush wc and wash hand basin inset to vanity surround with mirrored bathroom cabinet over.

PARKING

One allocated parking space.

GARDENS

Superbly well maintained, the landscaped gardens are all of a communal nature, providing a lovely outside space to sit and enjoy.

ADDITIONAL INFORMATION

COUNCIL TAX: Band C.

TENURE: Leasehold.

SERVICE CHARGE: We await confirmation from our Vendor.

SERVICE CHARGE REVIEW PERIOD: We await confirmation from our Vendor.

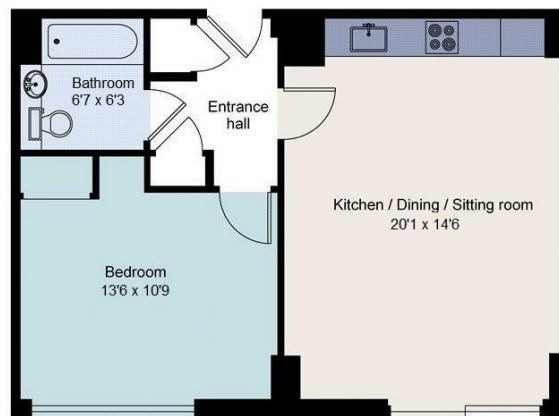
GROUND RENT: We await confirmation from our Vendor.

GROUND RENT REVIEW PERIOD: We await confirmation from our Vendor.

LEASE: We await confirmation from our Vendor.

46 Bourchier Court, Sevenoaks

Gross internal area (approx) 56.6 sq m/ 609 sq ft



Seventh Floor

For identification only - Not to scale
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