



**\*\* PRICE RANGE £600,000 - £625,000 \*\***

A superb two double bedroom ground floor apartment, forming one fifth of this exclusive contemporary apartment building, located in a highly desirable and convenient setting just 0.2 miles walk from Sevenoaks mainline station, providing fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. The property is also within genuine walking distance of the wide array of shopping, social and leisure facilities on offer in the town centre, just 0.5 miles away, including beautiful Knole Park.

Considered to be exceptionally well presented, the generously proportioned accommodation comprises entrance hallway with storage, a spacious reception room which shares a social open plan relationship with the superb fitted kitchen, master bedroom with en-suite shower room, second double bedroom and the main bathroom. Externally the property benefits from its own private rear garden as well as allocated parking within the gated front courtyard. Sold with a share of the freehold interest, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive apartment has to offer.

## Flat 1 20 St Botolphs Road

Sevenoaks, Kent, TN13 3AQ Share of Freehold



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Offers In Excess Of £600,000

### **ENTRANCE HALL:**

Entrance door with inlay and spy hole, inset downlighting, attractive wood flooring (under floor heated), video entry phone system operates the gates to the parking courtyard as well as the communal entrance door and alarm functions. Door to spacious walk in storage cupboard and doors to all rooms.

### **SITTING / DINING ROOM WITH KITCHEN:**

Substantial living area is light and spacious, sharing a social open plan relationship to the kitchen and is arranged as follows.

**LIVING AREA :** Twin double glazed windows to front are fitted with bespoke plantation style shutters, corniced ceiling with inset downlighting, attractive wood flooring (under floor heated) and points for TV / satellite / telephone. Shares a social open plan relationship with the fitted kitchen.

**KITCHEN AREA :** Attractive dual colour fitted kitchen boasts an extensive series of matching wall and base units set with stylish work surfaces tops with matching upstands and inset stainless steel sink unit with mixer tap. Integrated appliances include oven with four ring induction hob and overhead extractor, fridge over freezer, washing machine and dishwasher.

### **MASTER BEDROOM:**

Generous double bedroom has sliding double glazed door to rear, providing direct access to the rear courtyard garden. Inset downlighting, fitted carpet (under floor heated), large built in double wardrobe with hanging rail and additional storage over, TV point and door providing access to the en-suite shower room.

### **EN-SUITE SHOWER ROOM:**

Luxuriously appointed contemporary shower room has opaque double glazed window to side, heated towel rail, inset downlighting, tiled floor (under floor heated) and predominately tiled walls in an attractive brick bond pattern. White suite comprises full width oversized step in shower with both rainforest shower head and separate hand held attachment, concealed flush WC and "floating" wash basin with integrated storage drawer.

### **BEDROOM TWO:**

Second double bedroom also benefits from a sliding double glazed door to rear, providing direct access to the rear courtyard garden. Inset downlighting, fitted carpet (under floor heated), large built in double wardrobe with hanging rail and additional storage over. Attractive half height wood panelling to the walls.

### **BATHROOM:**

Luxuriously appointed contemporary bathroom has heated towel rail, inset downlighting, tiled floor (under floor heated), predominately tiled walls in an attractive brick bond pattern and inset mirror with lighting overhead and shaver point. White suite comprises bathtub with wall mounted controls for rainforest shower head with glass screen and separate hand held attachment, concealed flush WC and "floating" wash basin with integrated storage drawer.

### **PARKING:**

To the front of the building there is a parking courtyard accessed via a remote controlled gated entrance, with one space allocated to the apartment - directly in front of the apartment itself.

### **PRIVATE COURTYARD GARDEN:**

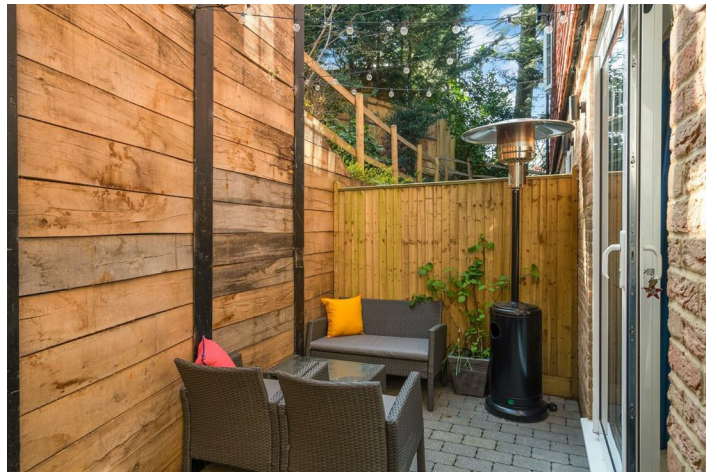
This ground floor apartment boasts its own private courtyard garden, which can be accessed externally via its own path to the left side of the building as well as internally from both bedrooms. Complete with external lighting and power supply, the garden provides a delightful area in which to sit out and entertain.

### **ADDITIONAL INFORMATION:**

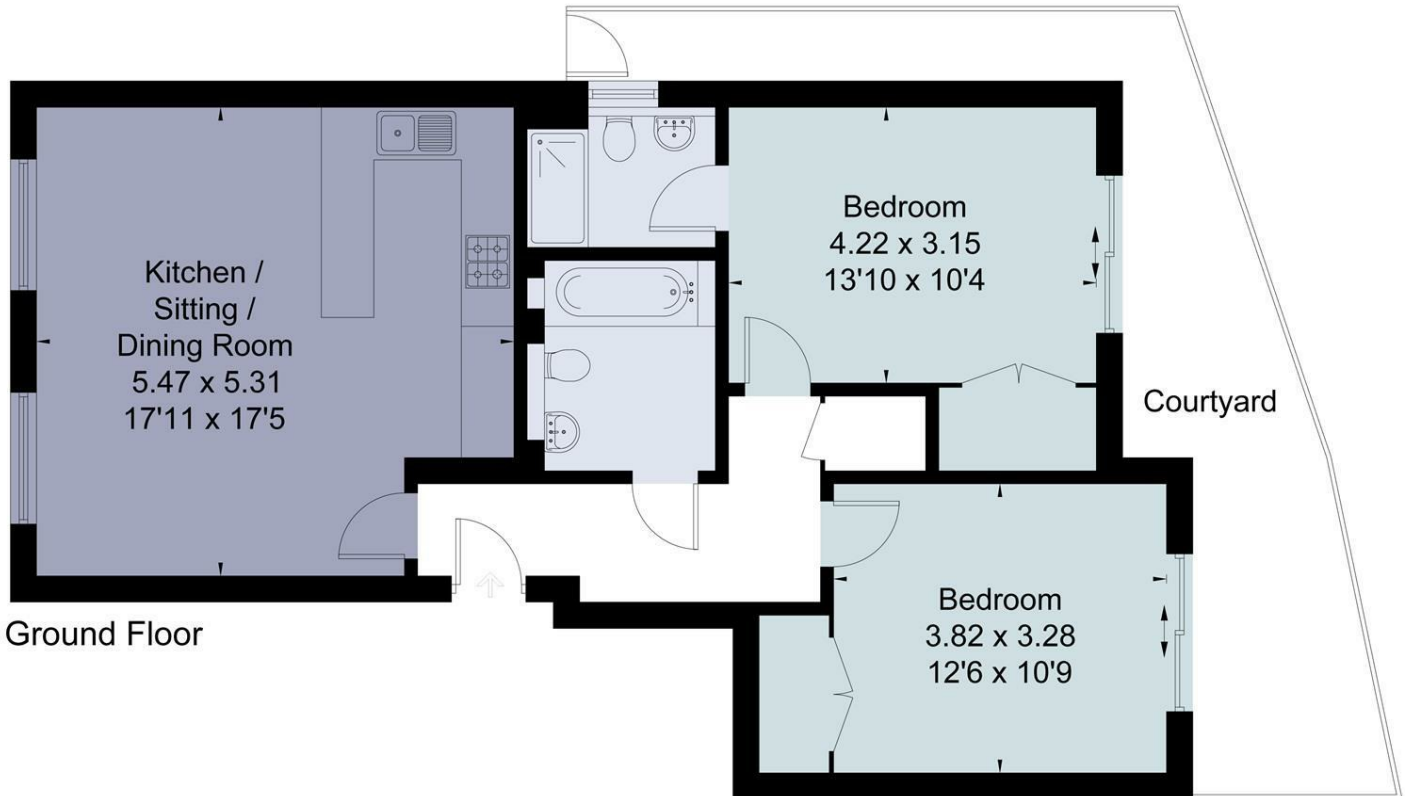
Property comes with a 16.5% share of the freehold Property is council tax band E (2024/2025 charge is £2867.25)

Service charge is £2,265 total for the current year - reviewed annually by the 5 apartment owners





Approximate Area = 77.1 sq m / 830 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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