



Forming part of the highly desirable Burchier Court complex, this superbly presented 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 comprises entrance hall, fully open plan living space (sitting/dining room with contemporary fitted kitchen), double bedroom with wardrobes and floor to ceiling windows and the luxuriously appointed bathroom. Additional benefits include one 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

## 22 Burchier Court London Road

Sevenoaks, Kent, TN13 1FB Leasehold



Guide Price £325,000

### BOURCHIER COURT COMMUNAL ENTRANCE

Bourchier Court boasts an impressive looking and spacious communal entrance reception with its dedicated concierge desk and service, spacious seating areas and access to the communal meeting facilities. there is access to higher floors via the multiple lifts.

### ENTRANCE HALL

Entrance door for the apartment with spyhole, video entryphone system, attractive wood effect flooring, inset down lighting, door to utility closet with space and plumbing for washing machine, door to further useful storage cupboard, doors to all rooms.

### SITTING / DINING ROOM WITH KITCHEN

Spacious fully open plan living space comprises the reception room as well as the contemporary fitted kitchen.

### RECEPTION AREA

The reception area boasts full height sliding patio door to rear with contemporary Juliet style balcony providing a nice aspect over the attractively landscaped central communal gardens. Radiator, inset down lighting and a continuation of the attractive wood effect flooring.

### KITCHEN AREA

The contemporary fitted kitchen comprises a matching series of wall and base units across one entire wall with work

surface tops and matching upstands. Inset stainless steel sink unit and integrated appliances including fridge over freezer, dishwasher, oven with four ring hob and overhead extractor .

### DOUBLE BEDROOM

Spacious double bedroom has full height double glazed window to rear providing a delightful aspect over the landscaped central communal gardens and beyond. Double radiator, pendent lighting. points for TV and telephone and a built in double wardrobe with sliding fronts.

### BATHROOM

Contemporary bathroom with heated towel rail, inset down lighting, tiled floor with fully tiled walls to compliment, white suite comprising panel bath with wall mounted shower unit and screen, concealed flush WC and inset wash basin

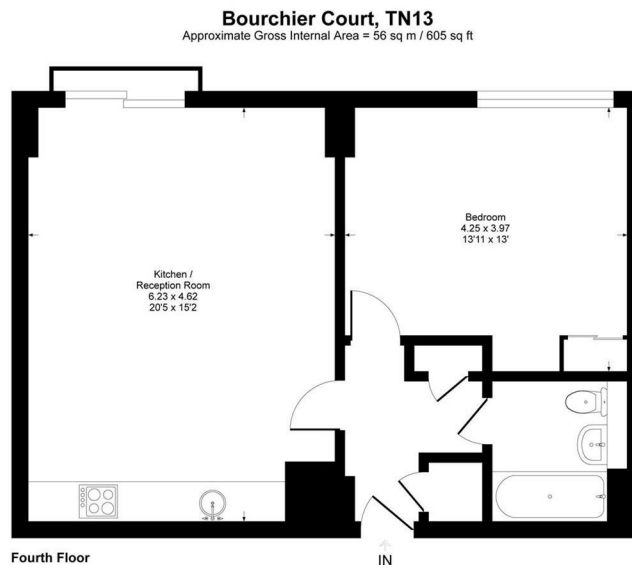
### ADDITIONAL INFORMATION

Property is Leasehold and the lease term granted was 150 years from and including 1 January 2016

Service Charge is as £3418 p/a for this year and Ground Rent is £508 p/a

Review Dates: Reviewed in line with RPI every 8 years

Council Tax Band = C



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

