



Kings are delighted to offer to market with no onward chain, this newly renovated and beautifully presented three bedroom apartment with private entrance, situated on the highly desirable Mount Harry Road in Sevenoaks, Kent. Located on the ground floor, the deceptively spacious accommodation comprises entrance hall, cloakroom, kitchen, living room/diner, three bedrooms, family bathroom with separate walk in shower, generous storage options and benefits from allocated parking along with a sizeable tandem garage on site. The property is situated approximately 0.3 miles from Sevenoaks mainline railway station which offers an express service directly into London Bridge (22 mins) & Charing Cross (33 mins) and approximately 1.2 miles to Sevenoaks high street which offers a large range of shops, bars, restaurants, supermarkets, Knole Park and Sevenoaks leisure centre. Also conveniently accessible are the renowned schools in the local area in both the state and private sectors including Knole Academy, Walthamstow Hall school for girls, Riverhead and Amherst Primary School. The sole selling agent highly recommends viewing this rarely available property to truly appreciate its presentation, space and fantastic location.

11 Kirk Court Mount Harry Road

Sevenoaks, TN13 3JW Leasehold



Guide Price £450,000

ENTRANCE HALL

External upvc double glazed door, carpet as laid, three radiators, panelled single glazing adjacent to living room/diner, storage cupboard containing meter and consumer unit, two storage closets with hanging rails, entries to all rooms.

CLOAKROOM

Tiled floor as laid, opaque double glazed window to front aspect, wc, wash hand basin with under cabinet.

KITCHEN

Tiled floor as laid, double glazed window to side aspect, serving hatch to living/diner, range of countertops, cupboards and drawers, cupboard containing boiler, electric fan oven, four burner electric hob with overhead extractor unit and splashback, sink and drainer with mixer tap, fitted dishwasher, washing machine and fridge/freezer, underfloor heating throughout.

LIVING ROOM/DINER

Carpet as laid, double glazed window to side aspect, two radiators.

MASTER BEDROOM

Carpet as laid, double glazed window to rear aspect, radiator.

BEDROOM

Carpet as laid, double glazed window to side aspect, radiator, integrated wardrobe,

BEDROOM

Carpet as laid, double glazed window to side aspect, radiator, integrated wardrobe.

BATHROOM

Tiled floor as laid, part tiled walls, opaque double glazed window to rear aspect, walk in shower with glass screen surround, panelled bath, wash hand basin with under cabinet, wc, towel radiator, underfloor heating throughout.

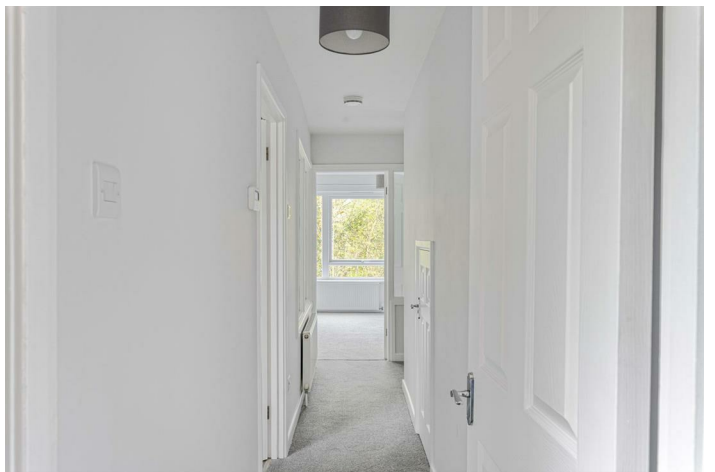
EXTERNALLY

The maisonette benefits from allocated parking space, a spacious tandem garage on site and beautifully maintained communal gardens.

ADDITIONAL INFORMATION

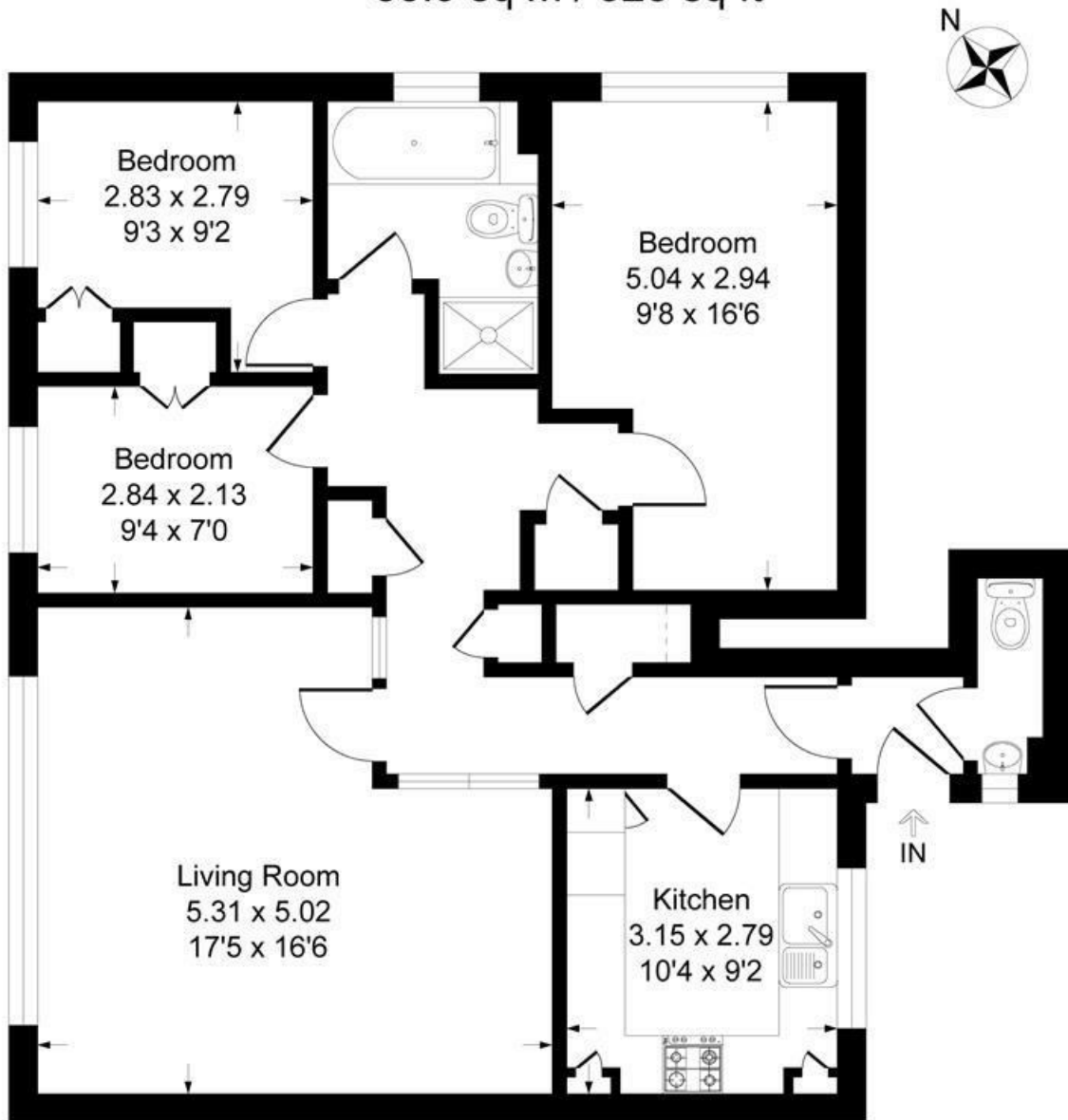
Service charge is £2,000 per annum and is paid twice yearly at the end of March and September. The 150 year lease was started in 2000 and has 126 years remaining. The vendor advises that there is currently no rent review period.





Kirk Court, Mount Harry Road, TN13

Approximate Gross Internal Area
85.9 sq m / 925 sq ft



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.

Produced By Planpix

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

