



Available with the convenience of no onward chain is this well presented and spacious two bedroom ground floor apartment set amongst a range of local amenities including comprehensive shopping facilities, highly regarded state and private schools and rail links to London from Sevenoaks station (0.9 miles) to London Bridge and Bat & Ball station (0.6 miles) to London Victoria.

The property comprises a welcoming entrance hall, spacious bay fronted reception, kitchen, two double bedrooms with one including en suite shower room and family bathroom. The property also benefits from a allocated parking space. Regarded as a fantastic investment opportunity or a first time buy, viewing comes highly recommended to see for yourself what this deceptively spacious and convenient apartment offers.

## 6 Roma Court

Sevenoaks, Kent, TN13 3PX Leasehold



Price £350,000

**Entrance Hall**

Laminate flooring as laid, radiator, intercom, access to all rooms.

**Living/Dining area**

Laminate flooring as laid, radiator, bay frontage with double glazed windows to front aspect, central fireplace display.

**Kitchen**

Tiled floor as laid, part tiled walls, integrated appliances including fridge/freezer, dishwasher, four burner gas hob with overhead extractor unit, electric fan oven, microwave and washer/dryer. integrated worktops, cupboards and drawers, cupboard containing boiler, sink and drainer.

**Family Bathroom**

Tiled floor as laid, part tiled walls, towel radiator, panelled bath with shower, wc, wash hand basin.

**Master Bedroom**

Carpet as laid, radiator, double glazed windows and french doors to front aspect, built in wardrobes, access to..

**En Suite**

Tiled floor as laid, part tiled walls, opaque double glazed window to side aspect, towel radiator, walk in shower with glass screen, wc, wash hand basin.

**Bedroom Two**

Carpet as laid, radiator, double glazed window to front aspect, built in wardrobe.

**Additional Information**

Ground rent is £250.00 per year.

Service charge is £390.47 quarterly so £1561.88 per year this is reviewed at the beginning of the year (1st Jan) .

The property has a 125 year lease from 2006 with approximately 107 years remaining.

Caxtons is the managing company.

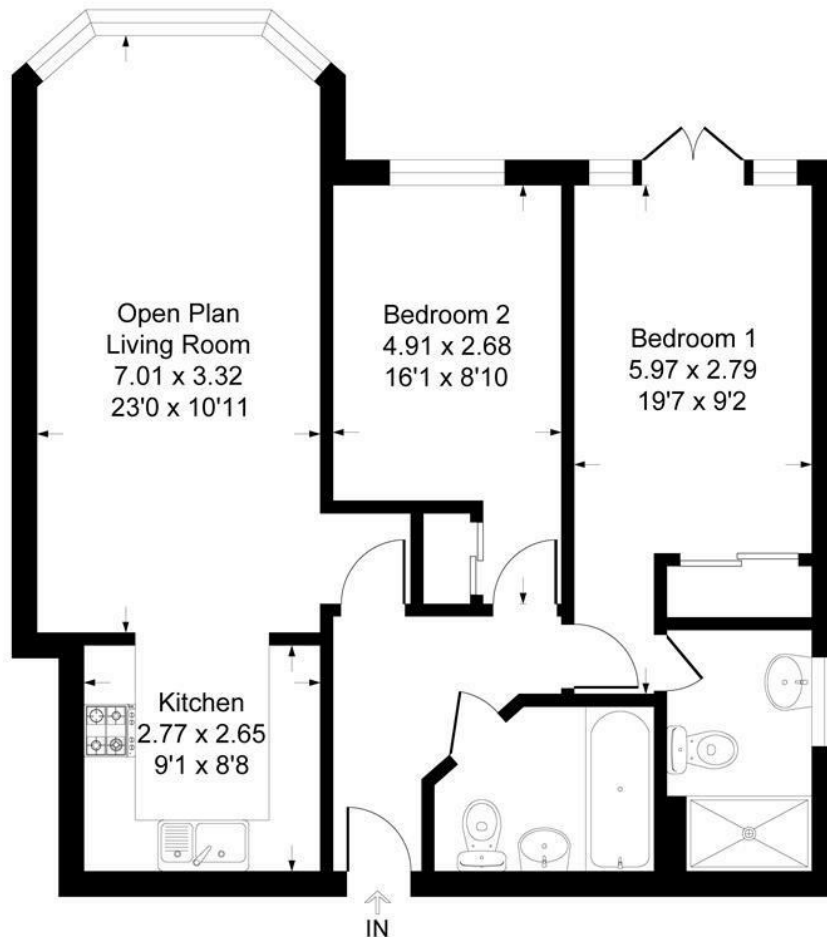






# Roma Court, TN13

Approximate Gross Internal Area = 77.0 sq m / 830 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.

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