



A well presented two double bedroom ground floor flat with parking, forming part of the highly desirable Lakeside Place Development in Riverhead. The property benefits from doorstep amenities which include the onsite Tesco superstore with petrol station and having beautiful Lakeside walks within minutes of the property. In addition to the amenities available in Riverhead, a host of all shopping, social and leisure facilities are available in the centre of Sevenoaks, including fast and frequent mainline rail links to London in less than thirty minutes.

The well planned and modernised accommodation currently comprises a welcoming entrance hall with fully open plan sitting / dining room through kitchen, two double bedrooms and a bathroom. Further benefits include a 1/15th share of the freehold and two allocated parking spaces to the rear of the building. Your internal viewing comes highly recommended in order to fully appreciate all this superb flat has to offer.

## 54 Long Meadow

Riverhead, Kent, TN13 2QY Share of Freehold



Guide Price £285,000

### COMMUNAL ENTRANCE

With access from the main front door to the building the well looked after communal hallway has courtesy lighting, stairs to all floors and mailboxes for each of the 15 flats.

### ENTRANCE HALL

Solid entrance door with spyhole, radiator, entryphone door system, attractive laminate wood flooring, two doors provide access to separate hall storage cupboards and further doors off.

### SITTING / DINING ROOM WITH KITCHEN

Fully open plan social arrangement of the living area with the kitchen is dual aspect and arranged as follows:

**RECEPTION AREA:** UPVC Double Glazed window to front, wall mounted electric radiator, pendant lighting with inset down lighting to alcove, feature wooden wall protrusion provides display recesses as well as the ability to inset a flat screen TV with soundbar. Shares a fully open plan relationship with the kitchen.

**KITCHEN AREA:** UPVC Double glazed window to side, continuation of the attractive laminate wood flooring, localised wall tiling, matching series of wall and base units set with work surface tops incorporating stainless steel sink unit and drainer. Integrated appliances include dishwasher, oven with four ring hob and overhead extractor, space for tall fridge freezer as well as plumbing for washing machine.

### BEDROOM ONE

Double bedroom has UPVC double glazed window to front, wall mounted electric radiator and fitted carpet.

### BEDROOM TWO

Double bedroom has UPVC double glazed window to front, wall mounted electric radiator and fitted carpet.

### BATHROOM

Heated towel rail, air extractor unit, localised wall tiling in an attractive brick bond pattern and wood effect flooring. Modernised white suite comprising paneled bath with wall mounted shower unit and screen, close coupled WC and wash hand basin set in vanity surround with integrated storage cupboards.

### PARKING

Two allocated parking spaces to the rear parking courtyard (both numbered 140).

### GARDENS

All gardens are of a communal nature

### ADDITIONAL INFORMATION

Property is Share Of Freehold ( equal 1/15 th share as we are informed) managed by Pembroke Property Management.

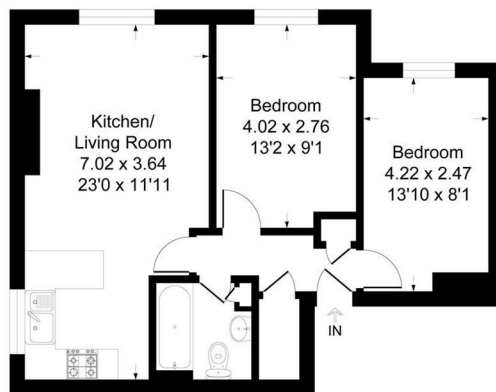
Council Tax Band = B

Current Service / Maintenance Charge = £1361 pa

Current Ground Rent Charge = £62.50 pa

## Long Meadow, TN13

Approximate Gross Internal Area 55.0 sq m / 593 sq ft



### Ground Floor

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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