



With the benefit of NO ONWARD CHAIN is this deceptively spacious and convenient two bedroom ground floor maisonette with the added benefit of a private garden located within close proximity to Bat & Ball train station providing fast & convenient links to London Victoria, Caring Cross and London Bridge. A range of other local amenities are available including the local supermarkets, town centre and hospital. Internally, the property comprises a sitting room, kitchen, bathroom and two generously sized bedrooms. Perfect as a first time buy or for investment, your viewing comes highly recommended by the sole selling agent to

## 56 St. Johns Hill

Sevenoaks, Kent, TN13 3NU Leasehold



Price £295,000

**Entrance Hall**

**Sitting Room**

**Kitchen**

**Bathroom**

**Master Bedroom**

**Bedroom Two**

**Rear Private Garden**

**Additional Information**

We are informed by the vendor that there is 946 remaining out of a 999 year lease, there is a ground rent charge of £10 per annum with no review date.



Illustration For Identification Purposes Only.  
Not To Scale (ID:207242 / Ref:52126)

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

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

