



Located in a highly desirable and convenient position at the foot of Granville Road, this ground floor flat is set within genuine walking distance of Sevenoaks mainline rail station (0.1 mile) as well as a good range of doorstep amenities and local shops. A wider array of all shopping, social and leisure facilities can be found in the town centre, also within walking distance (0.5 miles). The flat is considered perfect as either a first time buy or investment purchase with accommodation comprising an entrance hallway, sitting room, modern fitted kitchen, double bedroom with a large walk in storage cupboard and the bathroom. Additional benefits include your own private entrance door (no communal entrance) and a single allocated parking space in the gravelled rear parking courtyard. Available with NO ONWARD CHAIN, your early internal viewing comes highly recommended in order to fully appreciate all this flat has to offer and its wonderful location.

4 Granville Road

Sevenoaks, Kent, TN13 1HB Leasehold



Guide Price £225,000

ENTRANCE HALL

The flat benefits from having its own private front entrance door, wall mounted electric storage heater, fitted carpet, door to airing cupboard housing hot water cylinder and header tank and doors off to all rooms.

SITTING ROOM

Large window to front, wall mounted electric storage heater, fitted carpet, TV aerial lead and telephone point. Door providing access through to the kitchen.

KITCHEN

Window to side, vinyl flooring, part tiled walls in attractive brick bond pattern, modern series of matching wall and base units in white, set with contrast black work surface tops incorporating stainless steel sink unit and drainer. Integrated oven with four ring electric hob and overhead extractor, space for fridge freezer and plumbing for washing machine.

DOUBLE BEDROOM

Double bedroom has window to side, wall mounted electric storage heater, fitted carpet and door to usefully spacious walk in storage cupboard.

BATHROOM

Window to side, vinyl flooring, localised wall tiling, white suite comprising panelled bath with wall mounted shower unit, close coupled WC and pedestal wash basin.

PARKING

Allocated parking space (number 4) in the gravelled rear parking courtyard.

ADDITIONAL INFORMATION

Council Tax Band C

Property is Leasehold with a lease term of 125 years from the 25th day of March 1994. There are therefore 95 years remaining.

Charges : There is a ground rent charge of £50 per annum as well as a half yearly service / maintenance charge of £1,277.40 currently (£2,554.80 annually)

Charges Reviewed Annually

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

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

