



A superb contemporary two double bedroom / two bathroom ground floor apartment with substantial external private terraces forming part of this stylish development of just ten luxury apartments within a few minutes walk of Sevenoaks mainline station (0.2 miles) with its fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities and eateries on offer at Tubs Hill Parade and Station Parade, a wider array of all shopping, social and leisure facilities can be found in Sevenoaks town centre (0.7 miles) including beautiful Knole Park.

Generously proportioned throughout, the well presented and planned accommodation comprises a spacious yet welcoming entrance hall with walk in storage closet, centrepiece open plan living space with access to the rear sun terrace providing with views over the communal gardens, a contemporary fitted kitchen complete with a full suite of integrated appliances, spacious master bedroom with ensuite shower room and access to a second substantial sun terrace, second double bedroom and the main bathroom. In addition to the two private sun terraces, there is full use of the communal gardens, secure undercroft parking space, a share of the freehold and the remainder of the new build warranty. Your internal viewing comes highly recommended in order to fully appreciate all this comprehensive apartment has to offer as well as its supremely convenient and desirable location.

55 Mount Harry Road

Sevenoaks, Kent, TN13 3JN Share of Freehold



Guide Price £650,000

COMMUNAL ENTRANCE

Well kept communal hallway with mailboxes for each apartment, access to all floors via lift and staircases.

ENTRANCE HALLWAY

Spacious and welcoming entrance hallway has front entrance door with spyhole and door entryphone system, double radiator, attractive white ash wood flooring, door to large walk in storage closet with space for coats / shoes, doors to all rooms.

SITTING / DINING ROOM & KITCHEN

Substantial dual aspect social open-plan living space comprising sitting room with kitchen and dining areas is arranged as follows:

RECEPTION AREA: Full height double glazed windows to rear with accompanying double glazed door proving direct access to the spacious private rear terrace, double radiator, continuation of the attractive white ash wood flooring, points for Satellite / TV / FM and telephone. Shares fully open plan relationship with kitchen.

KITCHEN AREA: Contemporary fitted kitchen boasts an extensive L-shape series of wall and base units set with composite work surfaces and matching upstands. Inset one and a half bowl stainless steel sink unit and drainer with integrated appliances including fridge over freezer, double oven, dishwasher and washing machine. Feature glazed corner window has full height double glazing to both rear and side providing plenty of additional light, Inset downlighting and a continuation of the attractive white ash wood flooring.

MASTER BEDROOM

Generous double bedroom has double glazed French doors to side providing direct access to the spacious second private terrace, double radiator, continuation of the attractive white ash wood flooring, points for TV and telephone, built in double wardrobe with sliding mirrored fronts and door providing access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Luxuriously appointed en-suite shower room has heated towel rail, inset downlighting, air extractor unit, tiled floor with matching fully tiled walls, contemporary white suite comprises oversized step in shower cubicle, concealed flush WC and wash basin with integrated storage cupboard beneath.

BEDROOM TWO

Second double bedroom has double glazed window to side, double radiator, continuation of attractive white ash wood flooring, points for TV and telephone, built in double wardrobe with sliding mirrored fronts.

BATHROOM

Luxuriously appointed bathroom has a heated towel rail, tiled floor with fully tiled walls to match, inset downlighting, contemporary white suite comprises panel bath with hand held shower attachment, concealed flush WC and floating wash basin with integrated storage drawer beneath.

PARKING / GARAGING

There is one allocated end parking bay within the communal undercroft parking area which is accessed via a remotely controlled entrance way.

EXTERNAL PRIVATE TERRACES

The property boasts two generous private sun terraces. The first is accessed via the open plan living area and overlooks the main communal garden area. Large enough for seating and entertaining this terrace has steps leading down to the communal garden. The second terrace is access via the master bedroom and again provides space enough to sit outside.

GARDENS

The lawned gardens are of a communal nature with mature trees providing privacy at the perimeter borders.

ADDITIONAL INFORMATION

Tenure: Property is Share of Freehold

Lease : A 999 year lease was granted 1st January 2022

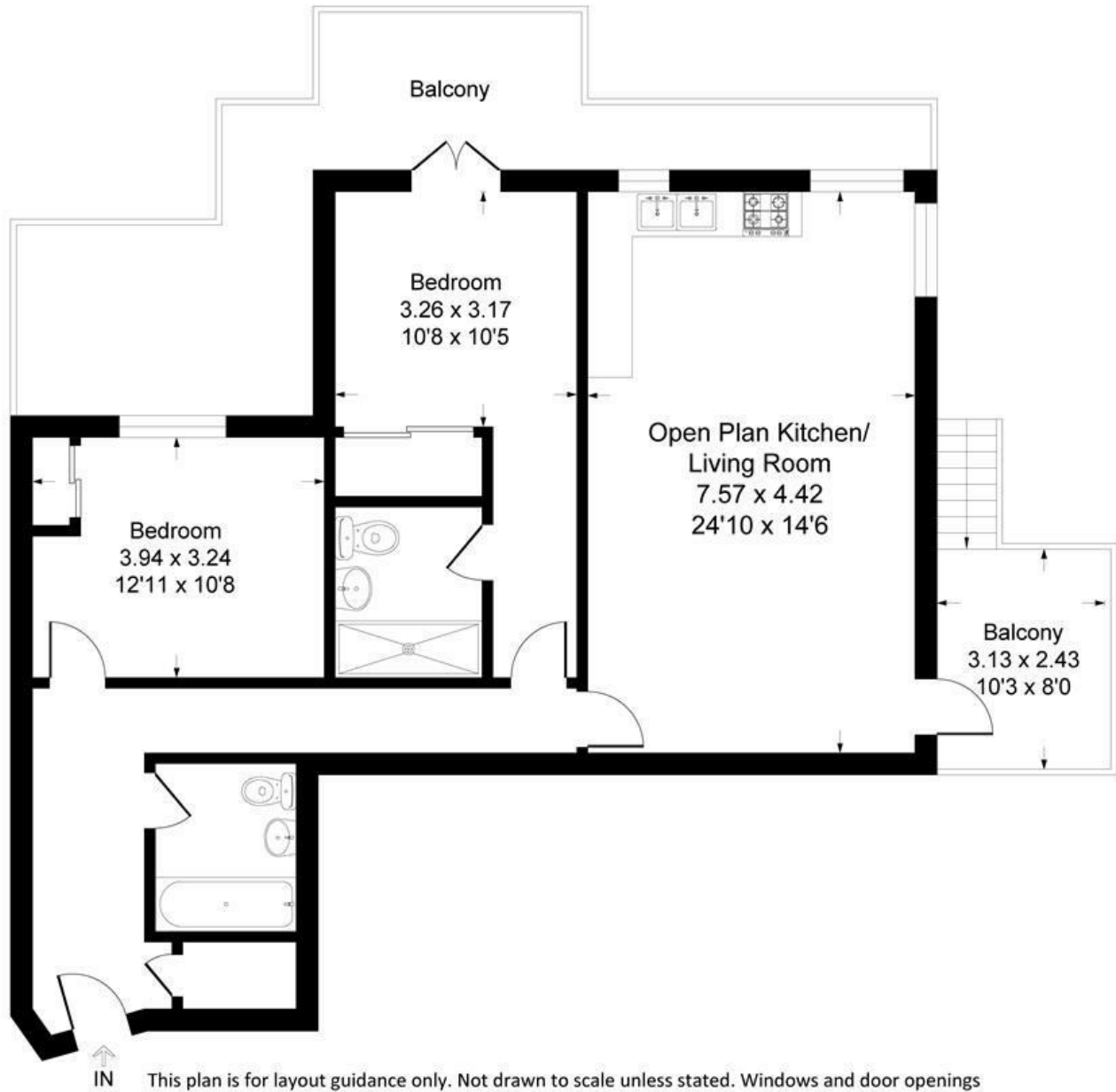
Charges: We have been advised there is no ground rent payable and the service / maintenance charge is currently £2,155 per annum.





Mount Harry Road, TN13

Approximate Gross Internal Area 89.3 sq m / 962 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

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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

