



A superb contemporary two double bedroom / two bathroom first floor apartment with a generously sized outside terrace forming part of The Edge, a stylish development of luxury apartments constructed by Elysian Homes boasting premium quality appointments and the ultimate in location convenience. The Edge is set within just a minute's walk (0.2 miles) of a range of doorstep amenities at both Tubbs Hill and Station Parade, as well as Sevenoaks mainline rail station with its fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. A wider array of all shopping, social and leisure facilities can be found in the High Street (0.7 miles) including beautiful Knole Park.

Under floor heated throughout, the well presented and generously proportioned accommodation comprises a welcoming entrance hall with storage, living space with access to the outside terrace, a beautiful bespoke kitchen / breakfast area complete with fully integrated appliances, spacious master bedroom with ensuite shower room, second double bedroom with Jack and Jill access to the main bathroom. The property also provides allocated & secure underground parking. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive apartment has to offer and its excellent location.

4 The Edge

Mount Harry Road, Sevenoaks, Kent, TN13 3JN Leasehold



£550,000

ENTRANCE HALL

Tiled Floor as laid, entry phone system, storage and airing cupboards containing boiler/consumer unit/thermostat, access to all rooms.

OPEN PLAN KITCHEN/DINER/LIVING AREA

Tiled floor as laid, double glazing to side & rear aspect, double glazed french doors to spacious balcony, breakfast island with stools, storage and wine cooler, range of worktops/cupboards/drawers, sink and drainer with mixer tap, integrated dishwasher, washer dryer, electric fan oven and microwave, four burner electric stove with overhead extractor unit, integrated fridge freezer.

MASTER BEDROOM

Carpet as laid, integrated wardrobes, double glazing x 2, entry to en suite.

EN SUITE

Tiled floor & walls as laid, walk in shower with glass screen & shutter, wc, wash hand basin, towel radiator.

BEDROOM

Carpet as laid, double glazing, integrated wardrobes, jack & jill arrangement to family bathroom.

FAMILY BATHROOM

Tiled floor & walls as laid, bath with shower & screen, wc, wash hand basin, with surrounding vanity unit, mirror, towel radiator.

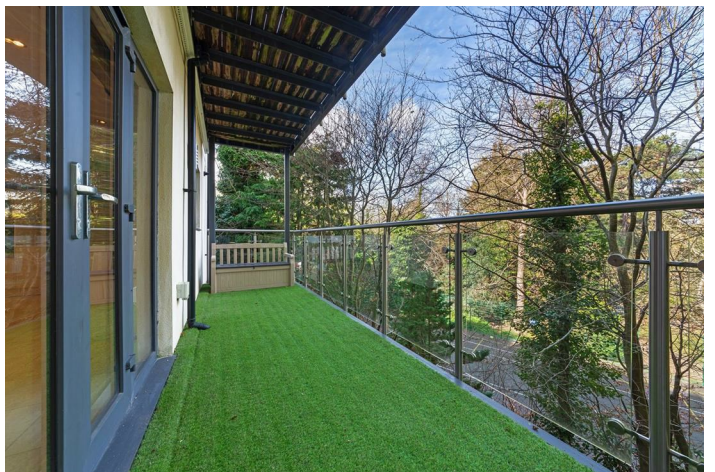
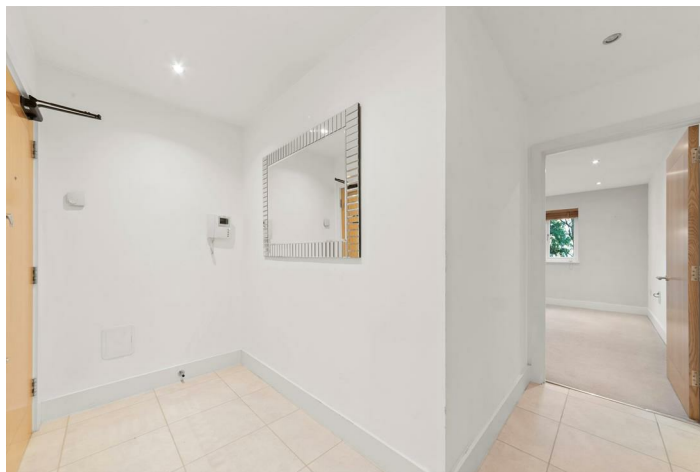
PARKING

The property benefits from an underground allocated parking space.

ADDITIONAL INFORMATION

115 years lease remaining, maintenance charges £3,500 per annum, council tax £2,817 per annum, ground rent £667 per annum.



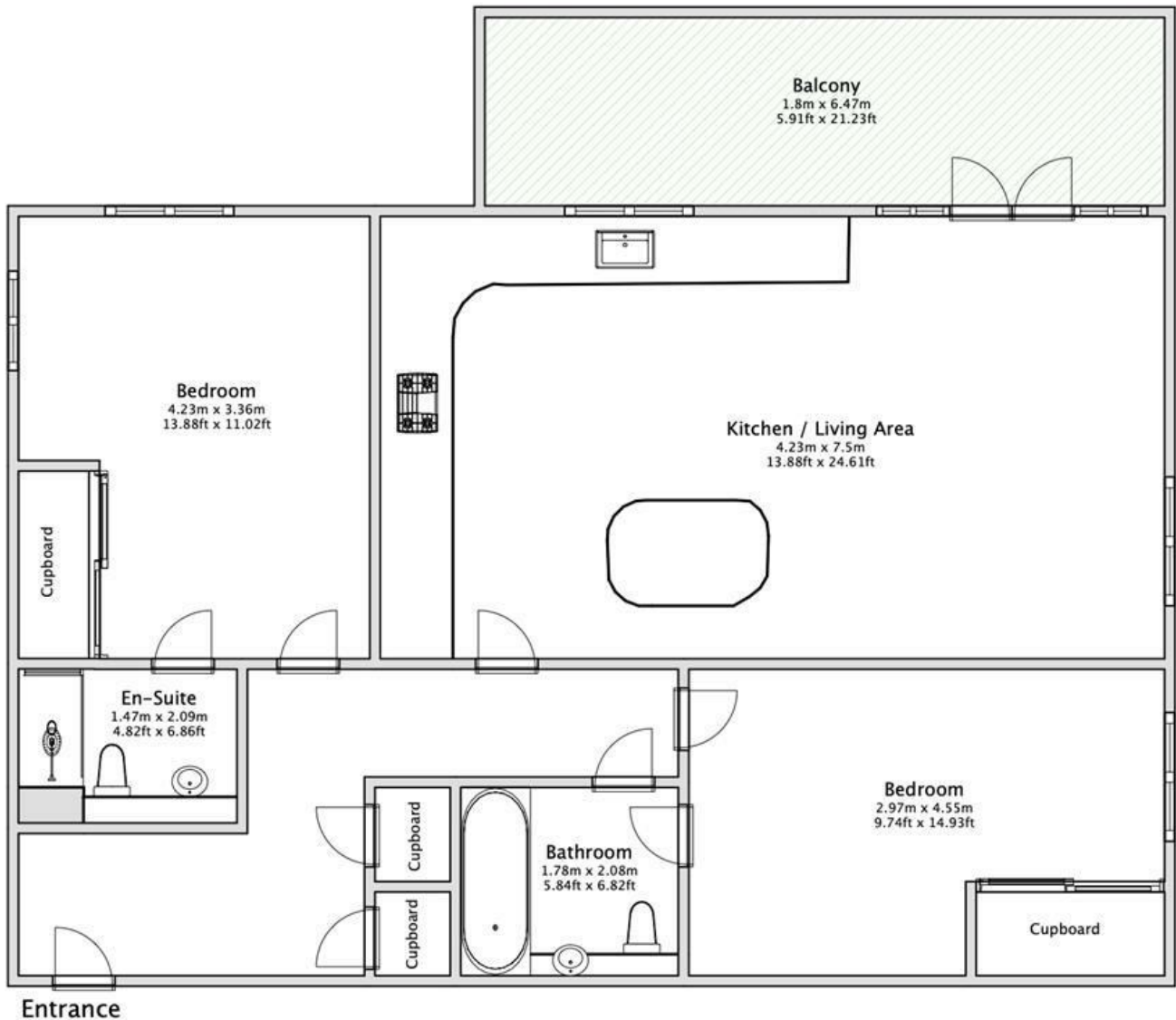


Apartment 4 The Edge

Approximate total internal area:
79.6m² (856.81sqft)

Approximate total area inc Balcony:
91.25m² (982.21sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



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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.

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