



A contemporary third floor apartment forming part of the highly desirable Bouchier Court complex, located just 0.1 miles walk from Sevenoaks mainline rail station with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities of Station Parade and Tubs Hill Parade, the property also benefits from being just 0.4 miles walking distance to all of the shopping, social and leisure facilities available in Sevenoaks town centre, including beautiful Knole Park.

Located on the third floor, providing a pleasant far reaching aspect, the well proportioned and presented accommodation currently comprises a welcoming entrance hall, fully open plan living space (sitting/dining room with contemporary fitted kitchen), master bedroom with en-suite shower room, second bedroom and the well appointed family bathroom. Additional benefits include one allocated space in the undercroft parking area, full usage of the attractive communal gardens, meeting room / business suite facilities, and a concierge service available between 7am - 7pm. Thought to be ideal for commuters, first time buyers and investors alike, your internal viewing comes highly recommended in order to fully appreciate this superb apartment.

**65 Bouchier Court London Road**

Sevenoaks, Kent, TN13 1FD Leasehold

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Guide Price £390,000

## **COMMUNAL ENTRANCE**

Spacious and welcoming communal entrance has a concierge desk which is staffed between 7am - 7pm, extensive seating areas, mailboxes and doors to each tower, with lifts and stairs providing access to all floors.

## **ENTRANCE HALL**

Entrance door with spyhole, inset downlighting, attractive wood effect flooring, video entryphone system, doors to useful double storage / utility cupboard with space and plumbing for washing machine. Further doors off to all rooms.

## **SITTING / DINING ROOM & KITCHEN**

Light and spacious, the dual aspect sitting / dining room is fully open plan with the kitchen area and is arranged as follows:

**SITTING / DINING AREA:** Dual aspect reception area with full height double glazed window to front and side providing a delightful far reaching aspect, radiator, inset downlighting, continuation of attractive wood effect flooring and points for satellite television, radio and telephone. Fully open plan arrangement with the kitchen.

**KITCHEN AREA :** Contemporary fitted kitchen boasts an extensive series of matching wall and base units set with granite work surface tops and matching upstands. Inset stainless steel sink unit and integrated appliances including fridge over freezer, dishwasher, oven with four ring hob and overhead extractor.

## **MASTER BEDROOM**

Spacious double bedroom has full height double glazed window with accompanying sliding door (with Juliet balcony) to side providing a delightful aspect over the communal gardens, double radiator, fitted carpet, pendant lighting, telephone point and door to en suite shower room.

## **EN-SUITE SHOWER ROOM**

Heated towel rail, inset downlighting, tiled floor and fully tiled walls. Contemporary suite comprising step in shower cubicle with wall mounted shower unit, concealed flush wc and wash basin set in vanity surround.

## **BEDROOM TWO**

Bedroom has full height double glazed window to side providing a delightful aspect over the communal gardens. double radiator, fitted carpet and pendant light.

## **BATHROOM**

Heated towel rail, inset downlighting, tiled floor and fully tiled walls to compliment, contemporary white

suite comprising panelled bath with wall mounted shower unit and screen, concealed flush wc and wash basin set in vanity surround with mirror fronted bathroom cabinet over.

## **PARKING**

There is one allocated parking space, located in the gated undercroft parking area.

## **GARDENS**

The beautiful communal gardens comprise a ground floor courtyard area with attractive circular planters, seasonal planting and benches on which to sit out. A staircase then rises to the first floor communal garden area with its central lawn and water feature, herbaceous borders and further bench seating.

## **ADDITIONAL INFORMATION**

**COUNCIL TAX:** Band D.

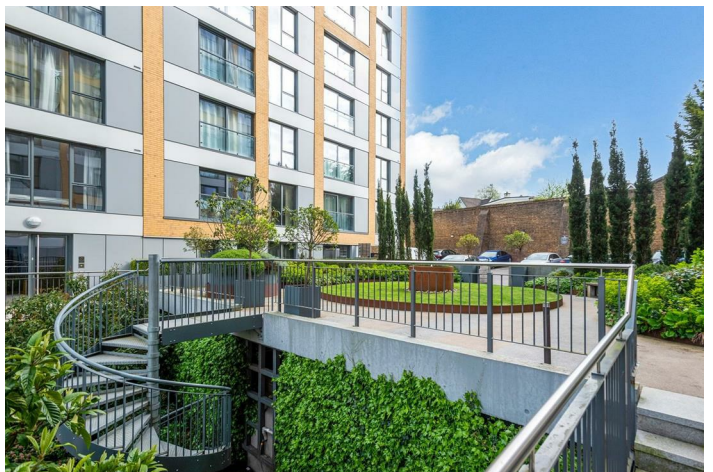
**TENURE:** Leasehold.

**LEASE LENGTH:** 150 years from January 2016.

**CHARGES:** Maintenance charges – £4,944 per annum. Ground rent - £450 per annum. Review date – June annually.









Kitchen Living / Dining	4743mm x 6269mm	15'7" x 20'7"
Bedroom 1	3944mm x 4019mm	12'11" x 13'2"
Bedroom 2	2853mm x 3893mm	9'4" x 12'9"

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