



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

An ideal property for first time buyers and buy to let investors.

Sevenoaks
Asking Price £220,000


- Purpose built
- Close to Bat & Ball station
- Allocated parking for 1 car
- Council tax band C
- Leasehold

Ronley Court is situated within a short walk of Bat and Ball station and the local shops. Within a short drive to Sevenoaks main line station and the town centre. An ideal property for first time buyers and Buy to Let investors. A purpose built one bedroom flat modern in its presentation. The flat benefits from an entry phone system and residents parking for 1 car.

- White modern fitted kitchen, appliances include hob & oven, extractor. Fridge with freezer compartment. Plumbing for a washing machine.
- 'L' shaped reception room
- Double bedroom with a fitted wardrobe
- White bathroom suite with a shower over the bath

- TENURE - Leasehold approximately 150 years remaining*
- GROUND RENT - £100.00 per annum
- SERVICE CHARGE - £1,733.89 per annum
- ADMIN CHARGE - £22.26 per annum
- LOCAL AUTHORITY - Sevenoaks District Council – Tax band C

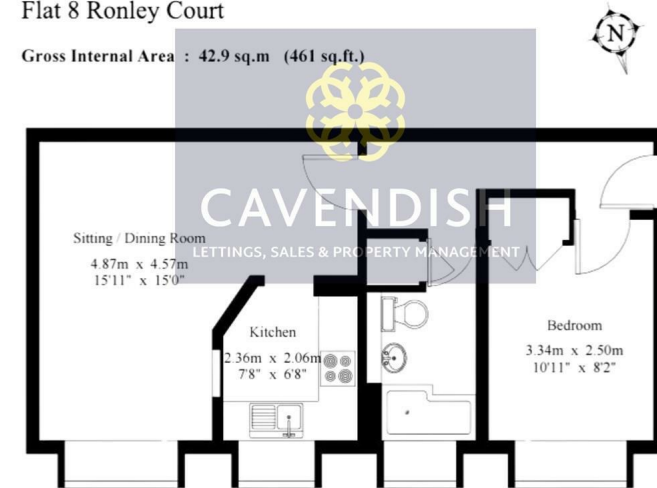
* Leasehold properties are likely to be responsible for mangement charges/ground rent and may also incur fees for items such as leasehold packs. The remaining length of the lease should be checked. you must consult a legal representative.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Flat 8 Ronley Court

Gross Internal Area : 42.9 sq.m (461 sq.ft.)



Second Floor



For Identification Purposes Only.
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