



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Retirement flat on the ground floor of a purpose built development.

Sevenoaks
Asking Price £149,950

- Retirement property
- Ample parking
- 0.2 miles to Sevenoaks mainline station
- 0.7 miles to Sevenoaks town
- Council tax band D

Ground floor retirement flat on a purpose-built development situated within close proximity of local amenities and the main line station. Secure communal main entrance and private flat entry. *** AGE RESTRICTED: LADIES 60 AND OVER, GENTLEMEN 65 AND OVER ***

- Kitchen with appliances including electric oven and hob, fridge and washer-dryer
- Reception room 15'4" x 11'6" with access to external patio area.
- Double bedroom 11'9" x 11'0" with double wardrobe
- Well maintained communal garden

- TENURE - Leasehold approximately 65 years remaining*
- GROUND RENT - £197.82
- SERVICE CHARGE - £3,544.23
- LOCAL AUTHORITY - Sevenoaks District Council – Tax band C

* Leasehold properties are likely to be responsible for magement 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
	EU Directive 2002/91/EC 	

