



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

**Sevenoaks**  
**£1,150 Per Calendar Month**

- Well presented
- Town Centre Location
- Walking distance to the station
- Open plan arrangement
- EPC rating D
- Council tax band C

Deceptively spacious 2nd floor flat situated in the town centre and within a short walk of the main line station. Secure communal ground floor entrance and stairs to first floor entry. The accommodation comprises of an entrance hall, reception room with living and dining areas, open plan to kitchen with breakfast bar. Appliances include an oven and hob, integrated fridge-freezer and washer-dryer. Double bedroom. Bathroom with shower and screen over bath. PLEASE NOTE: Not suitable for pets or children. No allocated parking.

Available: Mid July 2024 Unfurnished

EPC rating: D  
 Council Tax Band: C  
 Holding Deposit: £265.00 (1 weeks rent)  
 Deposit Payable: £1,326.00 (5 weeks rent)  
 Initial tenancy term: 12 Months (minimum)

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

