



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

**Sevenoaks
£1,200**

- Ground floor garden flat
- Period features & stripped wood floors
- Modern kitchen
- Garden
- EPC rating D
- Council tax band C

A period garden flat situated in popular Chipstead Lane close to local amenities and under a mile to Sevenoaks station. Ground floor with original features including decorative fireplaces and stripped wood floors. Access from a small communal hall. The accommodation comprises of a good size reception room, modern fitted kitchen with an oven, hob, fridge with small freezer compartment, washing machine and integrated microwave. Double bedroom with original decorative fireplace and modern bathroom with a shower over the bath. Rear lobby with door to the private garden, shed and patio. PLEASE NOTE: Parking on road. Not suitable for dogs.

Available: 30th September, 2024 Unfurnished

EPC rating: D
 Council Tax Band: C
 Holding Deposit: £276.00 (weeks rent)
 Deposit payable: £1,384.00 (5 weeks rent)
 Initial term: 12 months minimum

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

