



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

Smart top floor apartment built to a high specification throughout situated close to the town centre and a short walk to the mainline station.

**Sevenoaks**  
**Asking Price £550,000**

- Gated secure parking x 1
- Maintained communal garden
- Two double bedrooms
- Secure communal entrance
- Close to station & town centre
- CHAIN FREE

Conveniently located two double bedroom top floor apartment on a modern purpose-built development, offering light spacious accommodation comprising an open plan reception/kitchen, 2 double bedrooms, bathroom and a shower room. Enviably location close to town and within a 15 minute walk of the station.

- TENURE - Share of Freehold
- GROUND RENT - N/A
- SERVICE CHARGE - £1,731.00 per annum payable Jan & June

- \* High specification
- \* Integrated gas hob and electric oven, microwave, fridge-freezer, washer-dryer & dishwasher.
- \* Master double bedroom with en-suite bathroom.
- \* Beautiful maintained gardens

LOCAL AUTHORITY - Sevenoaks District Council - Council Tax band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

