



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT


**Sevenoaks
£2,000 PCM**

- Modern Open Plan Living
- Balcony
- 0.2 Mile To Main Line Station
- Secure parking
- EPC rating: B
- Council tax band: E

Modern and well-presented purpose-built two double bedroom first floor apartment located a short walk from both the town centre and main line station. Secure communal upper ground floor entrance. Private entry to entrance hall. Bright and spacious main reception room with lounge and dining areas, access to large balcony and open-plan to kitchen with fitted units. Integrated appliances include ceramic hob, double electric oven, fridge-freezer, washer-dryer and dishwasher. The property benefits from underfloor heating throughout. Large master double bedroom with fitted wardrobes, ensuite shower room. Family bathroom with shower over bath. Second double bedroom. Under croft parking area with allocated parking space. PLEASE NOTE: No pets.

Available: 14th October, 2024 Unfurnished

EPC rating: B
 Council Tax Band: E
 Holding Deposit: £461.00 (1 weeks rent)
 Deposit payable: £2,307.00 (5 weeks rent)
 Initial term: 12 months minimum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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 	



9 The Edge, Sevenoaks

Gross internal area (approx.)
 Flat - 78.7 sq m (847 sq ft)
 For identification only - Not to scale
 © Trueplan (UK) Limited

