



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

**£499,950    Share of Freehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

## Dartford Road, Sevenoaks, Kent



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Gated secure parking x 1
- Maintained communal garden
- Communal lift
- Secure communal entrance
- Close to station & town centre
- Chain free
- Share of the freehold



Conveniently located two double bedroom top floor apartment on a modern purpose-built development with a lift and offering light, spacious accommodation.

### ACCOMMODATION

Ground floor communal entrance & stairs/lift to top floor. Private entry into hallway/lobby area. Open plan reception/kitchen with carpet and tiled floor, fitted kitchen units and integrated appliances. Master double bedroom with built in wardrobes and ensuite bathroom with skylight window. Second double bedroom with built in wardrobes. Main shower room with corner shower cubicle, toilet and basin.

### OUTSIDE

Gated parking area with allocated parking for one car. Well maintained communal gardens with seating areas.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: mains gas

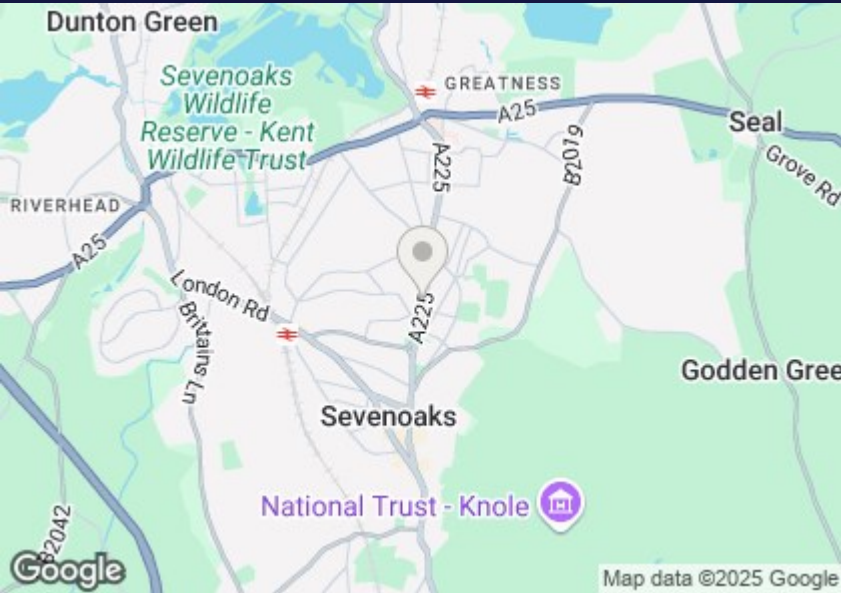
Service Charge: £1,731 per annum

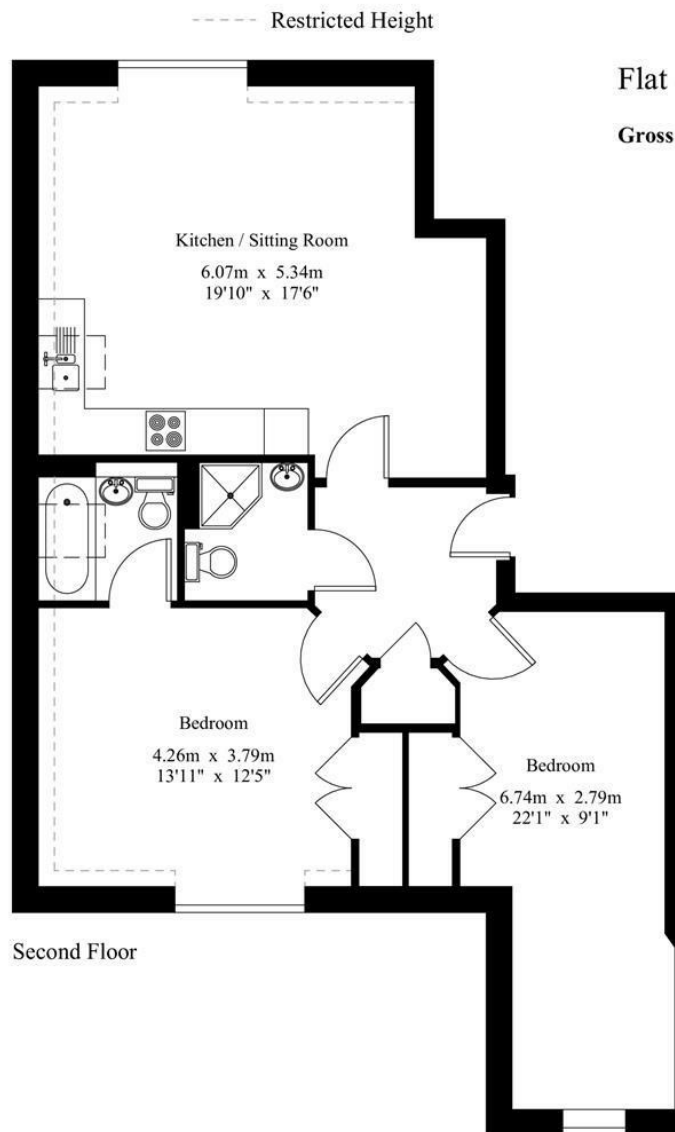
Ground Rent: N/A

Local authority: Sevenoaks District Council


Council Tax Band: E







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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 	



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