



Contemporary loft style apartment situated on a quiet road in the town centre within a short walk of Sevenoaks mainline station.

**£420,000**    **Freehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Victoria Road, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Town centre location
- Double glazed
- Walking distance to station
- Vaulted ceilings
- Mezzanine study



Contemporary loft style two bedroom conversion with vaulted ceilings and open plan living, located on a sought after quiet side street in the town centre. Lovely light and airy rooms.

### ACCOMMODATION

Secure ground floor front door with stairs leading to the open plan living area. Wrap around reception room with dining, sitting and a modern kitchen. Appliances include an integrated dishwasher, washer/dryer, fridge freezer, hob and oven. Stairs to a mezzanine study area overlooking the main room. Inner hallway leading to the master bedroom with en suite shower room, further single bedroom and second bathroom.

### OUTSIDE

Small courtyard area with a bin store.

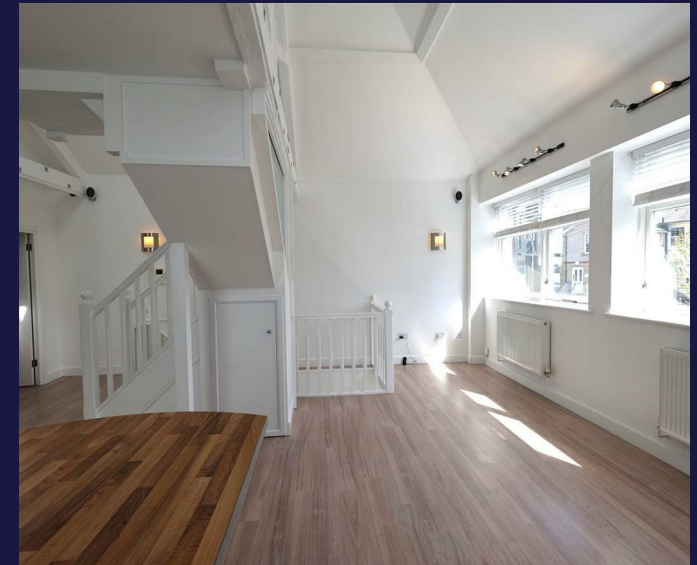
### UTILITY & KEY INFORMATION

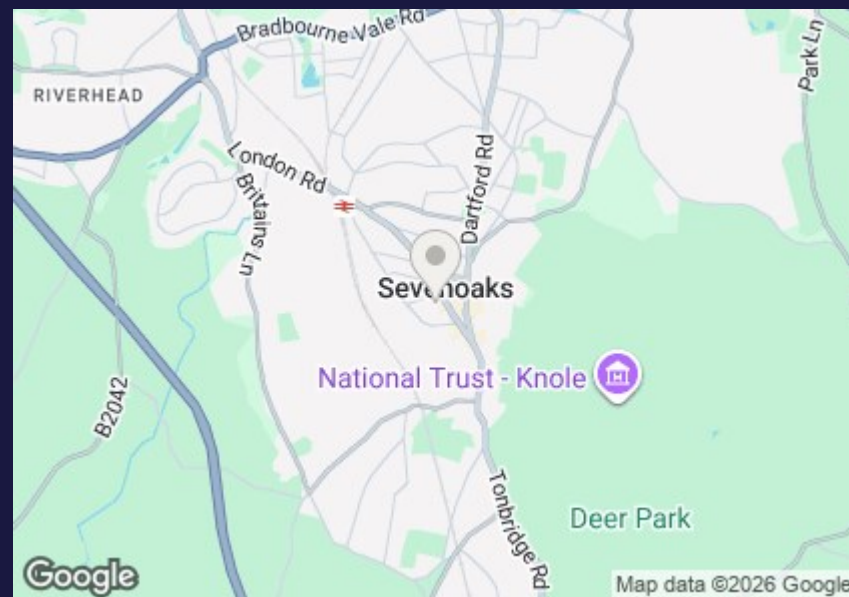
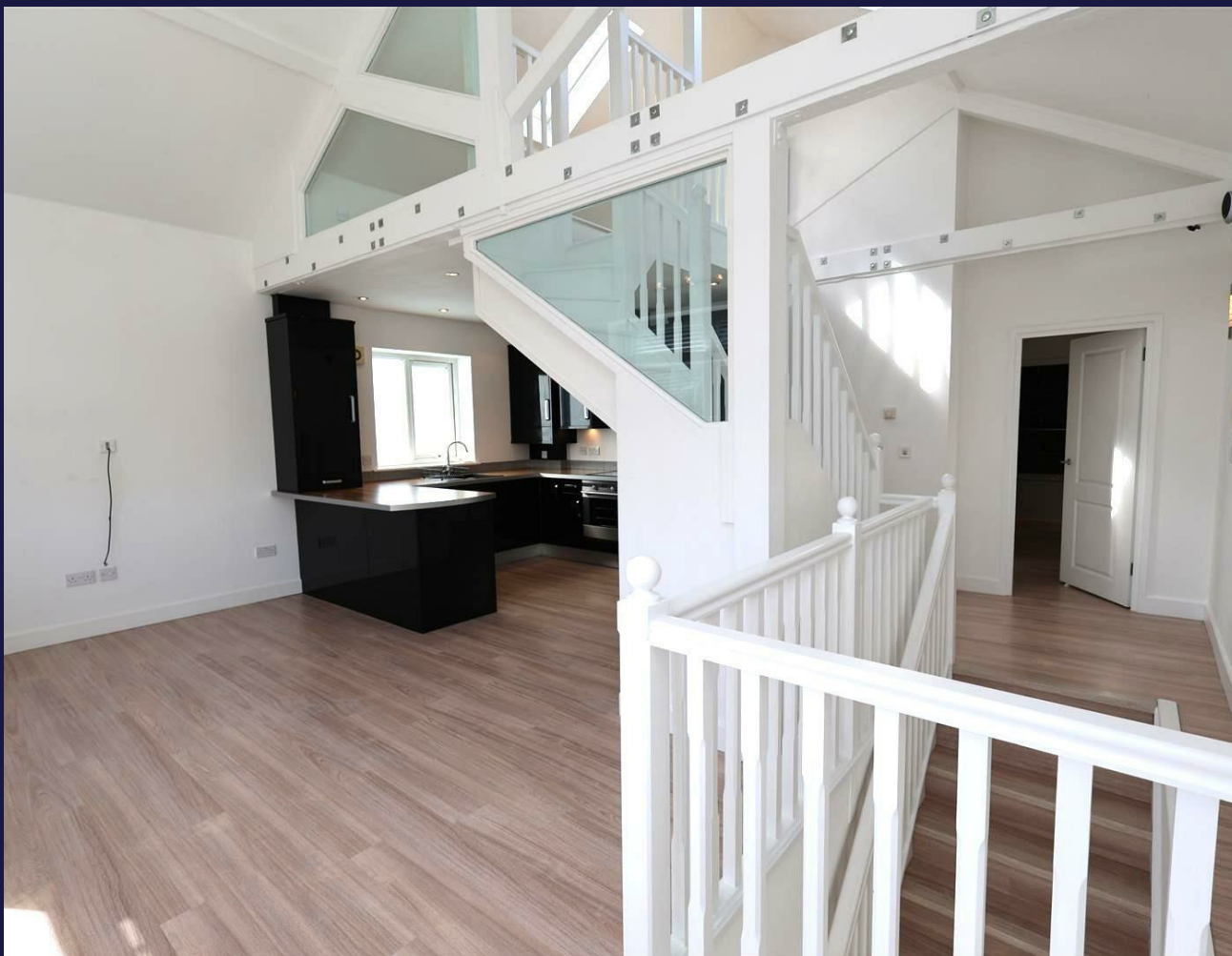
Mains gas/electricity/water/sewerage

Heating: mains gas

Local authority: Sevenoaks District Council

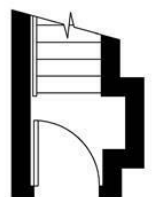
Council tax band: D



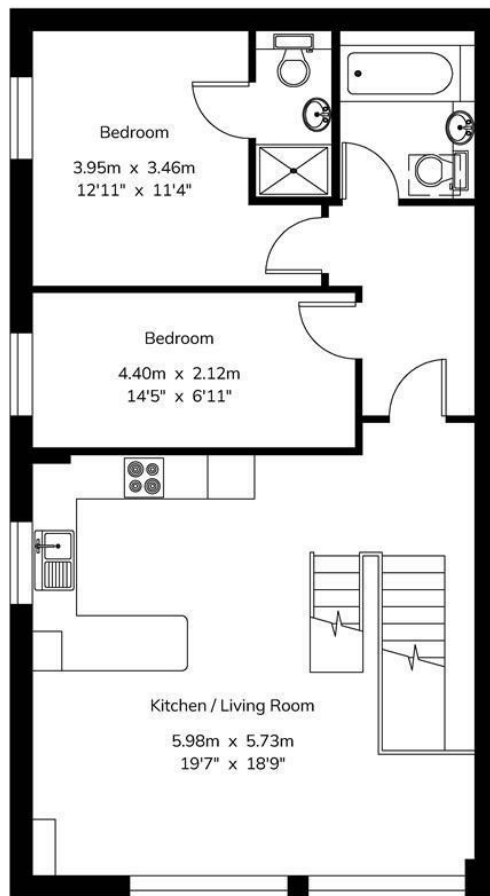


Can be accessed on foot from London Road into Lime Tree Walk then bear right into Victoria Road. The flat is located on the left hand side.





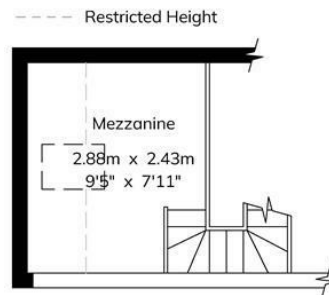
Ground Floor



First Floor

### 3a The Quadrant

Gross Internal Area : 78.2 sq.m (841 sq.ft.)



Second Floor



For Identification Purposes Only.

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#### 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>                            |         |                         |
| (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 |         |                         |
|   | 63      | 80                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



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