



Perfect for first time buyers or investors, a one bedroom first floor flat situated within walking distance of the town centre.

£250,000 **Leasehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Ashburnham Close, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 1

- First floor
- Allocated parking space
- Double glazing
- Convenient for town centre
- Perfect for investment buyers



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ACCOMMODATION

Private ground floor entrance and stairs to first floor flat. Carpeted entrance hall with cloaks cupboard/airing cupboard. Spacious main reception room with laminate flooring, offering space for lounge and dining areas, leading through to fitted kitchen comprising wall and base units. Good size double bedroom with built-in cupboard. Family bathroom with white suite and shower over bath.

OUTSIDE

Allocated parking space within communal carpark. Ground floor private entrance approached via a paved pathway at the front of the building. Communal garden.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

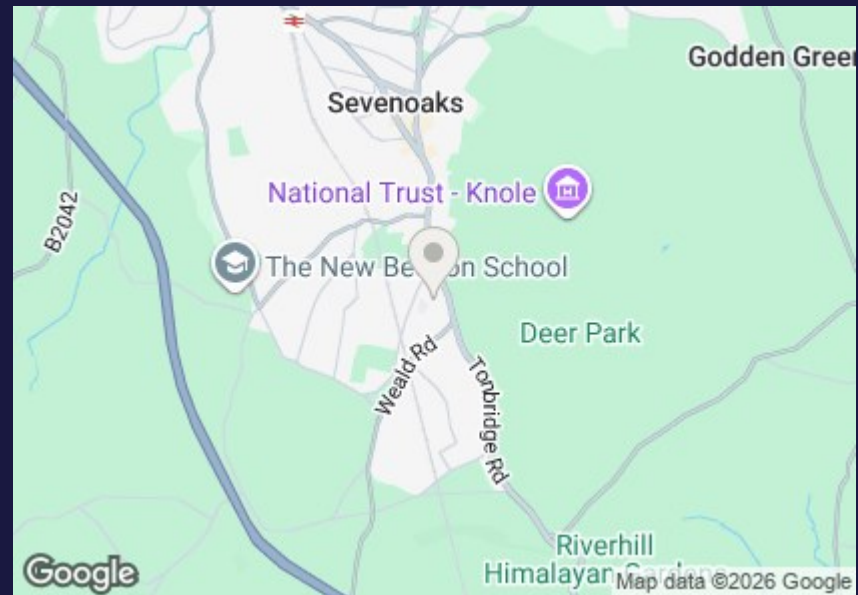
Heating: mains gas/radiators

Service Charge & Ground Rent : £53.39 pcm over 10 months / £533.90 per annum

Local authority: Sevenoaks District Council

Council Tax Band: C



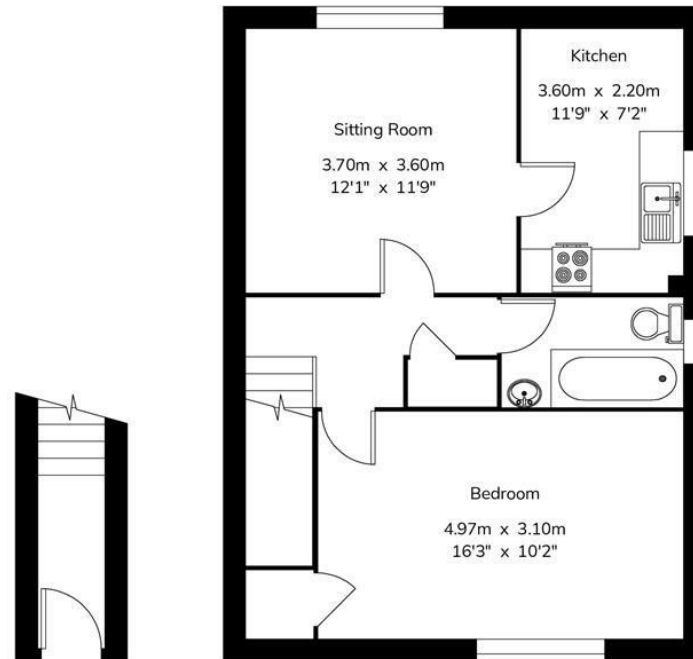


From the centre of Sevenoaks head south on the A225 and turn right in to Solefields Road (the turning after Oak Lane), take the 3rd turning on the left in to Fiennes Way, then 2nd right into Ashburham Close.



7 Ashburnham Close

Gross Internal Area : 52.3 sq.m (562 sq.ft.)



Ground Floor

First Floor



For Identification Purposes Only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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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