



A superb contemporary second floor apartment forming part of the highly regarded and conveniently sited Railway & Bicycle apartments of Sevenoaks. The Apartments are within 0.1 mile of Sevenoaks mainline rail station, with its fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities of Station Parade and Tubbs Hill Parade, a wider array of all shopping, social and leisure facilities can be found in the High Street (0.6 miles) as well as

## 205 London Road

Sevenoaks, Kent, TN13 1DW Leasehold



£332,500

### Entrance hall

Carpet as laid, radiator, large storage cupboard and utility cupboard with plumbing for white goods also contains boiler.

### Living/dining area

Carpet as laid, radiator, double glazing and juliet balcony to front aspect.

### Kitchen

Tiled floor as laid, worktop, range of cupboards and drawers, integrated fridge/freezer, dishwasher and electric fan oven with four burner hob and extractor unit.

### Master bedroom

Carpet as laid, radiator and double glazing to front aspect.

### Bedroom two

Carpet as laid, radiator and double glazing to front aspect.

### Bathroom

Tiled floor and walls throughout, towel radiator, vanity mirror, floating wash hand basin with mixer tap, wc, paneled bath with shower and screen.

### Parking

The property benefits from a allocated parking space located in the gated car park.

### ADDITIONAL INFORMATION

Lease - 125 years from November 2012.

Service charge-

Service charges are £3765.48 which includes £250 per annum into the reserve fund, payable at 6 month intervals of £1882.74 each time.

Ground rent-

Ground rent is £300 per annum payable on 1st January.

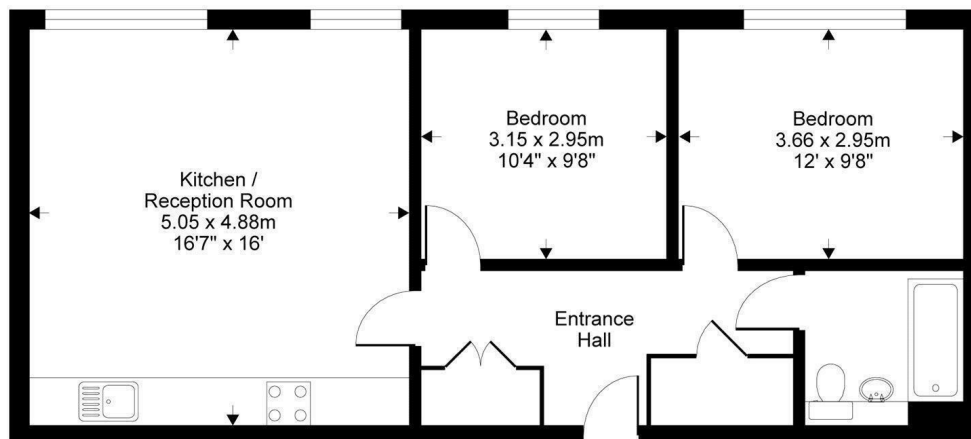
This goes to £600 in 2035 and £1200 in 2085.

## Railway And Bicycle Apartments, London Road, Sevenoaks, TN13

Gross internal floor area (approx):

60.8 sq m / 655 sq ft

For identification only - Not to scale  
Niche Communications



First floor

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