



A superb duplex apartment forming part of the highly regarded Knotts Place complex, located within genuine walking distance of Sevenoaks mainline rail station (0.3 miles) with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities on offer at both Tubs Hill Parade and Station Parade, a wide array of all shopping, social and leisure facilities can be found in the town centre just 0.5 miles walk away, including beautiful Knole Park.

Thoughtfully refurbished, the well appointed contemporary interior provides generously proportioned and well planned accommodation, currently comprising an entrance hall with ground floor wc off, spacious sitting/dining room, recently fitted kitchen, two first floor double bedrooms (each with built in storage) and a recently refurbished bathroom. Additional benefits include usage of the communal gardens, undercover parking and relatively low maintenance charges due to being share of freehold. Available with no onward chain and thought to be ideal for investment buyers, commuters and first time buyers alike, your internal viewing comes highly recommended in order to fully appreciate this superb apartment and its highly desirable/convenient location.

## 15 Knotts Place

Sevenoaks, Kent, TN13 1HD Leasehold - Share of Freehold



£375,000

## **ENTRANCE HALL**

New double glazed front entrance door. Radiator, inset downlighting, attractive wood laminate flooring, stairs to first floor landing and doors off.

## **GROUND FLOOR WC**

Window to side, continuation of attractive wood laminate flooring, white suite comprising low level wc and wash basin with marble tiled splashback, integrated storage cupboard beneath

## **SITTING / DINING ROOM**

Large double glazed window to rear, radiator, inset downlighting, television and telephone point, plug socket with integrated USB port, newly fitted carpet, door to usefully spacious understairs storage cupboard.

## **KITCHEN**

Double glazed window to front, inset downlighting, attractive wood laminate flooring, recently refurbished kitchen boasts an extensive series of contemporary wall and base units set with work surface tops and upstands. Inset sink unit and drainer plus integrated appliances including Bosch oven with four ring hob and extractor, fridge over freezer, space and plumbing for washing machine. Plug socket with integrated USB charging ports.

## **FIRST FLOOR LANDING**

Skylight roof window provides plenty of natural light, newly fitted carpet, door to closet housing new Worcester boiler, doors off.

## **BEDROOM ONE**

Double bedroom with double glazed window to front, double radiator, newly fitted carpet, half door to overstairs storage cupboard and further door to built in wardrobe.

## **BEDROOM TWO**

Double bedroom with double glazed window to rear, double radiator, newly fitted carpet and three piece wardrobe with sliding fronts to remain.

## **BATHROOM**

Recently refurbished bathroom has skylight roof window, heated towel rail, inset downlighting, marble tiled walls in attractive brick bond pattern and floor tiles to compliment. Contemporary white suite comprising panelled bath with wall mounted shower unit including both rainforest shower head and hand held attachment, concealed flush wc and wash basin with integrates storage beneath. Vanity mirror has de-mist function, integrated clock and side lighting.

## **GARDENS**

All garden surrounds are of a communal nature for use of the residents.

## **PARKING**

One allocated parking space in the front courtyard, with additional visitors parking.

## **ADDITIONAL INFORMATION**

Share of Freehold - Lease Term = 999 years from 25 March 1966

Charges - £126 pcm (annual total is £1,512) inclusive of maintenance charge, Insurance and car port space.

Sevenoaks District Council – Tax Band C





Approximate Area = 66.2 sq m / 712 sq ft.



Fourth Floor



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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