


Ibbett Mosely

Flat 7, Park House St. Johns Road, Sevenoaks, TN13 3JZ







# Flat 7, Park House St. Johns Road, Sevenoaks, TN13 3JZ

## A MODERN GROUND FLOOR RETIREMENT FLAT WITH AMENITIES NEARBY

## ASKING PRICE: £245,000 LEASEHOLD

- Ground Floor
- Communal Parking and Gardens
- Dining Room/Bedroom 2
- Over 60's
- Wet Room
- EPC - C
- Modern Kitchen
- 1/2 Bedrooms
- Council Tax - E

A well presented ground floor apartment for the over 60's. With a double bedroom and a dining room that was once a second bedroom, this versatile space is close to local amenities and has shared communal areas for residents to enjoy.

### DESCRIPTION

Nestled on the charming St. Johns Road in Sevenoaks, this delightful ground floor retirement flat offers a perfect blend of comfort and convenience. Built in 1988, the property boasts a long lease, ensuring peace of mind for future residents.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space to relax or entertain guests. The flat features a well-appointed bedroom, ideal for restful nights, and a wet-room designed with practicality in mind. The separate dining room adds an extra touch of elegance, making it perfect for hosting family meals or enjoying quiet dinners.

The modern kitchen is equipped with contemporary fittings, making meal preparation a pleasure. Residents will also appreciate the communal areas and beautifully maintained gardens, which offer a serene environment for leisurely strolls or socialising with neighbours.

This property is an excellent opportunity for those seeking a comfortable and secure living space in a vibrant community. Don't miss the chance to make this charming flat your new home.

### LEASE DETAILS

999 Years commencing January 1988
Service charge: £4,978.04 per annum














Approx. Gross Internal Area
592 sq. ft / 55 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

**Sevenoaks 01732 452246**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**www.ibbettmosely.co.uk**

EPC Rating- C

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

**...a name you can trust**
*offices in Kent and London*