



PARK HOUSE

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

Ibbett Mosely



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### 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.

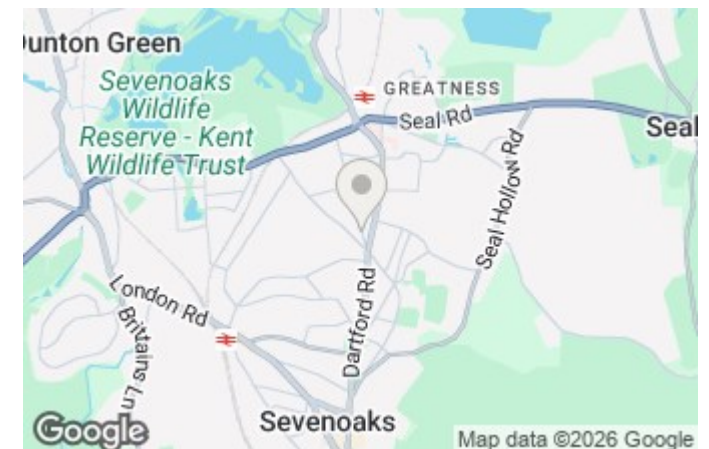
The modern kitchen is equipped with contemporary fittings, making meal preparation a pleasure. Residents will also appreciate the communal areas and beautifully

maintained gardens, which offer a serene environment for leisurely strolls or socialising with neighbours.

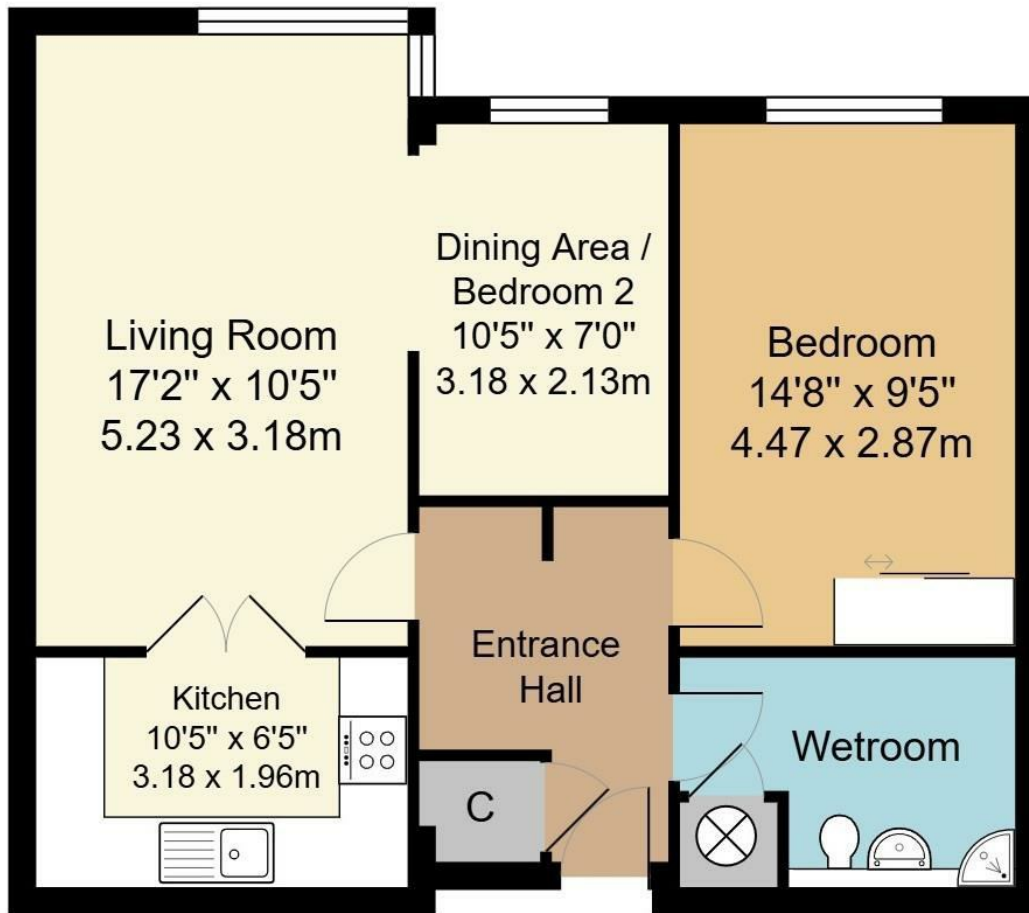
This property is an excellent opportunity for those seeking a comfortable and secure living space in a vibrant community. Don't miss the chance to make this charming flat your new home.

#### LEASE DETAILS

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







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

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**Ibbett Mosely**

**Sevenoaks 01732 452246**

EPC Rating- C

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