

Sinclair  Hammelton



OFFERS IN EXCESS OF

£625,000

Birchfield

Sevenoaks, TN14 6DQ

PROPERTY SUMMARY

Situated on the first floor of this imposing Grade II listed building, this superb apartment is arranged in excess of 1440 square feet and is located in this peaceful gated setting in 10 acres of parkland of apartments and houses built by Berkeley Homes. The apartment is tastefully decorated and benefits from high ceilings, double glazed sash windows, secure underground car parking, beautifully kept grounds and access to residents tennis court.

Leasehold - 980 years remaining

Service Charge - £3600 approx

Ground Rent - £200

COUNCIL TAX - F

Construction - Converted workhouse

Mains Services - Gas & Electricity - Octopus, Sewerage & Water - Thames Water

Heating System - Gas radiator

Broadband - 21 Mbps (FFTP 1800 mbps is available)

Mobile coverage - 73% 02 - wifi calling used without issue

Restrictive covenants - No

2



2



1

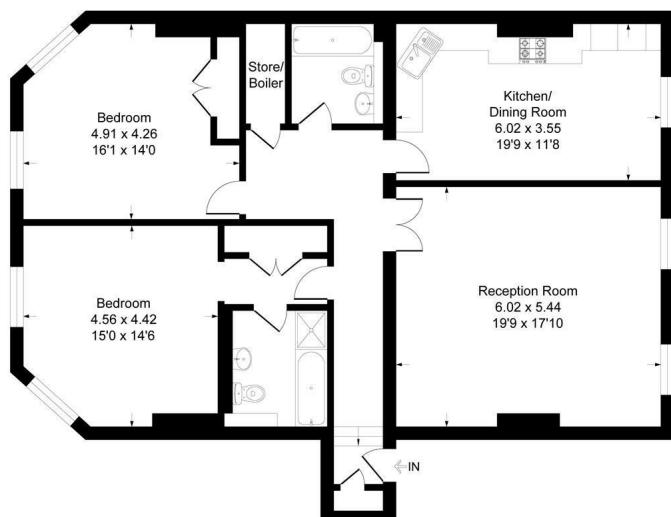






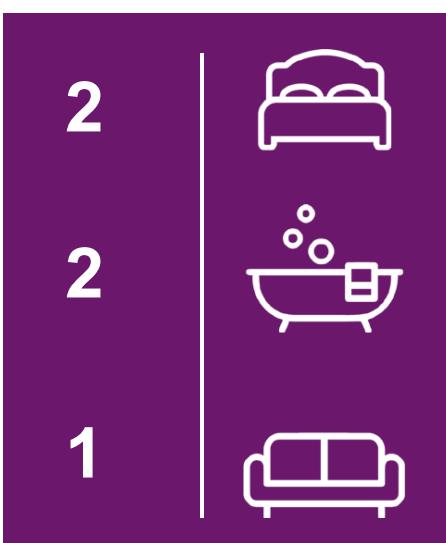
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Approximate Gross Internal Area 132.5 sq m / 1427 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

EPC RATING: B COUNCIL TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair  **Hammerton**

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