

Spacious ground floor Victorian garden flat situated in an ideal location close to the town centre and main line station.

**£475,000 Leasehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



## Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Private garden
- Walking distance to Sevenoaks station
- 0.5 miles to Sevenoaks High Street
- Two large double bedrooms
- Modern and spacious

Spacious two bedroom Victorian garden flat conversion located in a desirable area close to both the mainline station and town centre. The property benefits from having a private patio and garden.

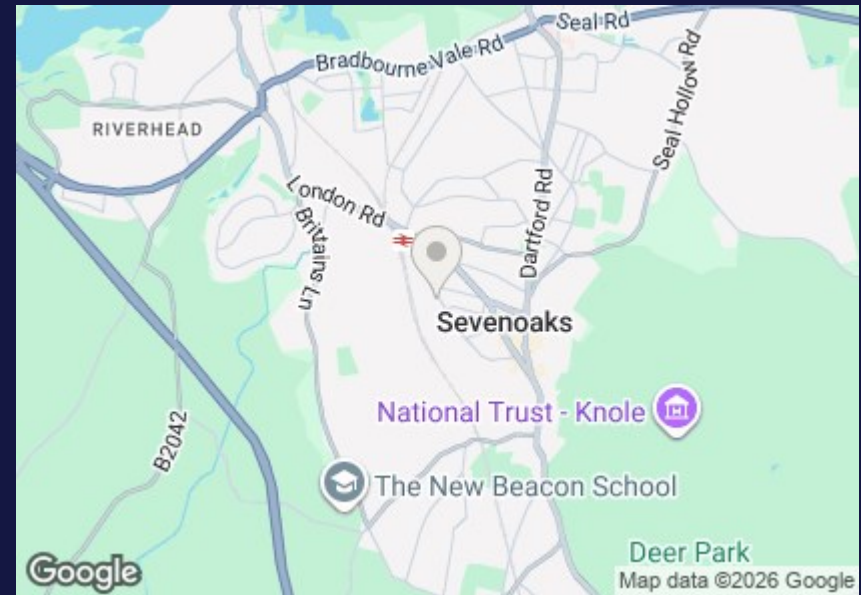
**ACCOMMODATION** - Private entry in to entrance hall. Spacious reception room with fireplace and doors to rear patio area. Fitted kitchen with a hob & oven. Freestanding appliances can be included if required they include a fridge/freezer, washing machine, tumble dryer and dishwasher. Large master double bedroom with bay window & fireplace. Second large double bedroom/second reception room with doors opening into reception one. Bathroom suite with bath and separate shower.

**OUTSIDE** - Communal entrance approached by a paved path. Private garden with patio.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewage  
Heating: Mains gas  
Service charge: £830.00 to be reviewed annually  
Ground rent: Nil  
Local Authority: Sevenoaks District Council  
Council Tax Band: E  
Tenure: Leasehold

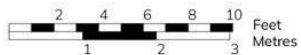
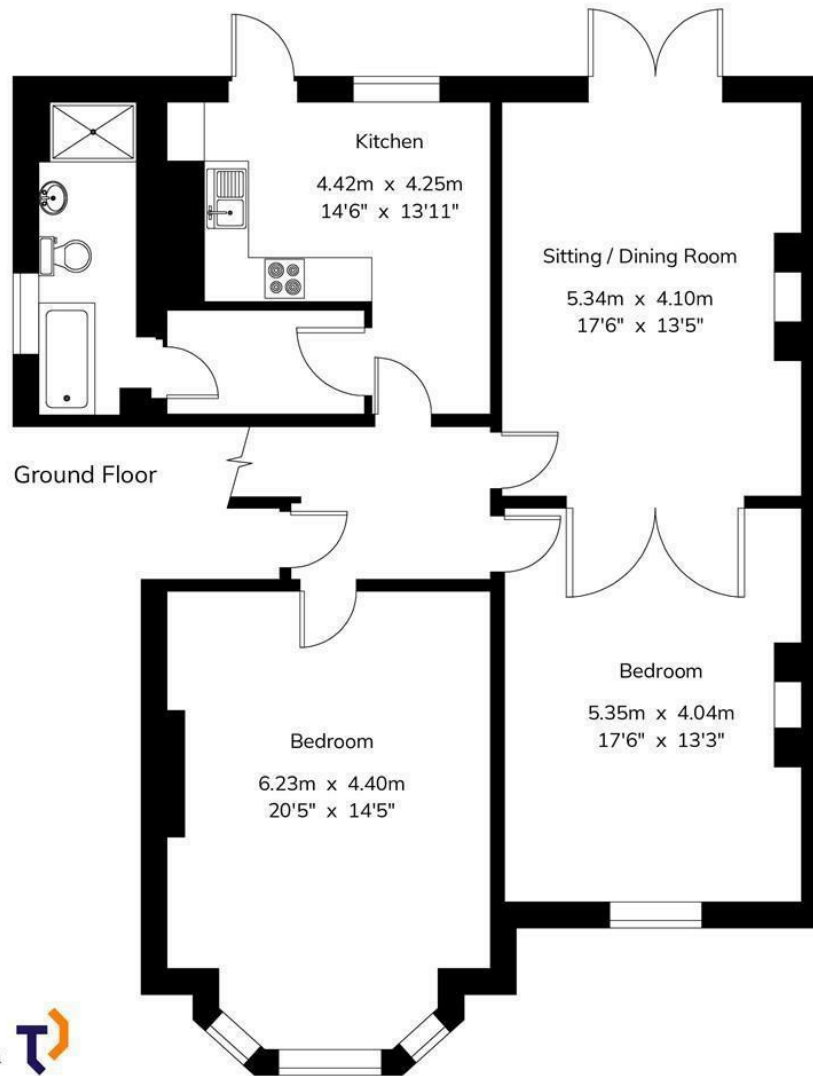




From Sevenoaks town proceed past the post office down South Park which leads in to Granville Road. The property can be found on the left hand side just past the first Clarendon Road entrance. If coming from the station, turn right out of the station and take the first right in to Granville Road and 17a is roughly half way up on the right hand side just after Clarendon Road.




Gross Internal Area : 105.1 sq.m (1131 sq.ft.)



For Identification Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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