



A superb apartment offering spacious accommodation, forming part of the highly desirable and conveniently situated Redwood Place development. The property is situated within genuine walking distance of Sevenoaks mainline rail station (0.3 miles) which provides commuters with a fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. The property is also within walking distance of the Lidl superstore and similar distance to the doorstep amenities on offer at both Station Parade and Tubs Hill Parade, while Sevenoaks town centre provides a wide array of all shopping, social and leisure facilities including beautiful Knole Park.

Considered to be well presented and planned, the generously proportioned accommodation comprises a welcoming entrance hall complete with storage closet, reception room with double doors to the Juliet balcony, contemporary fitted kitchen, master bedroom, second double bedroom and family bathroom. Additional benefits include allocated residents and visitor parking and a lease with . Thought to be an ideal purchase for commuters, first time buyers and investment purchasers alike, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive apartment has to offer and its superb location.

30 Redwood Place Morewood

Sevenoaks, TN13 2BE Leasehold



Asking Price £325,000

ENTRANCE HALL

Carpet as laid, radiator, airing cupboard.

SITTING / DINING ROOM

Carpet as laid, radiator x 2, storage cupboard, dual aspect double glazed windows to rear, double glazed French door to Juliet balcony.

KITCHEN

Integrated worktops/cupboards/drawers, oven & electric hob with extractor fan, fridge/freezer, double glazed window to side aspect.

BEDROOM ONE

Carpet as laid, radiator, double glazed window to rear aspect.

BEDROOM TWO

Carpet as laid, radiator, double glazed window to rear aspect.

BATHROOM

Flooring as laid, radiator, wc, bath with shower unit & glass screen, wash hand basin, part tiled walls.

ADDITIONAL INFORMATION

Property is Leasehold - 125 year lease with 116 years remaining.

Monthly Maintenance Charge = £135.75

Annual Ground Rent Charge = £150 (this will increase to £250 per annum in 2040)

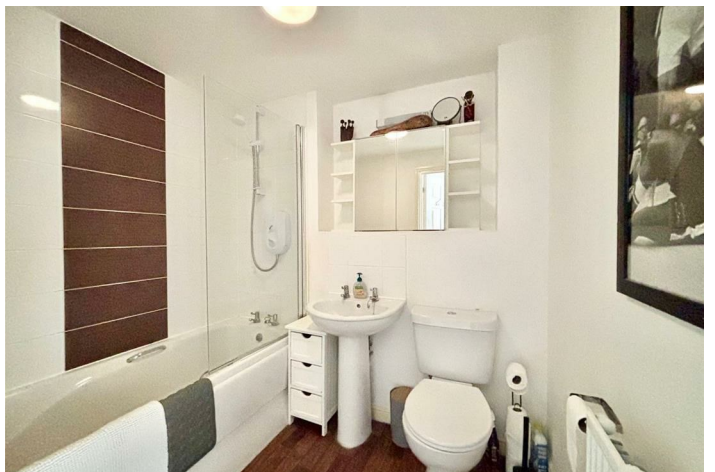
Charges were last reviewed in April 2024 and we believe the next review date to be April 2025.

We understand that the freeholder is West Kent Housing Association.

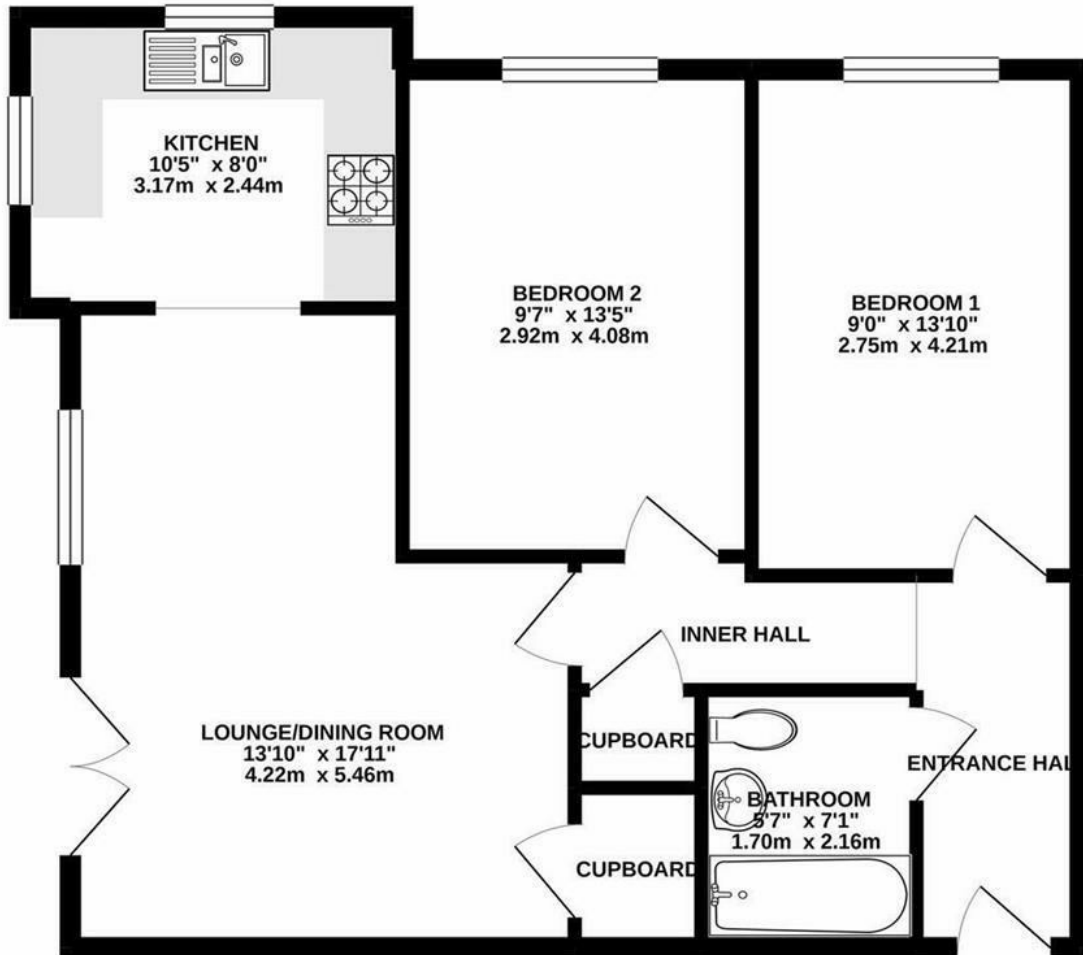
Council tax band D

EPC Rating B





FIRST FLOOR FLAT
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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