KINGS




This spacious two double bedroom ground floor maisonette comes with its own private rear garden and detached garage, and is located in a popular residential area within Sevenoaks. Forming part of a compact residential cul-de-sac, the property is within easy reach of all of the shopping, social and leisure facilities available in Sevenoaks town centre, including fast and frequent mainline rail links to London Bridge / Charing Cross in less than thirty minutes.

The well planned and generously proportioned accommodation currently comprises a welcoming entrance hallway, sitting/dining room with patio doors providing direct access to the private rear garden, modern fitted kitchen with separate utility room, two double bedrooms and the modern family bathroom. Additional benefits include the detached garage located adjacent to the front of the property, a private lawned garden and relatively low monthly lease charges. Available with no onward chain and thought to be ideal as either a first purchase or investment buy, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive garden flat has to offer.

## 5 Nicolson Way

Sevenoaks, Kent, TN13 3RG Leasehold

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Guide Price £269,000

## ENTRANCE HALLWAY
Spacious and welcoming entrance hallway is T-shaped with double glazed entrance door, attractive wood effect flooring, radiator and doors off to all rooms.

## SITTING / DINING ROOM
Well proportioned reception room has double glazed sliding patio doors to rear which provide direct access to the private rear garden. Two double radiators, continuation of attractive wood effect flooring and points for both television and telephone.

## KITCHEN
Modern fitted kitchen has double glazed window to side, radiator, continuation of attractive wood effect flooring. The kitchen itself boasts a matching series of gloss white wall and base units set with marbled effect granite work surface tops, complete with matching upstands and splashbacks. Inset stainless steel sink unit, Vaillant boiler set behind matching unit front as well as integrated appliances comprising oven with four ring hob and overhead extractor, dishwasher and under counter fridge.

## UTILITY ROOM
Dual aspect with double glazed window to rear and side, matching double glazed door to rear providing direct access to/from the rear garden, radiator, continuation of attractive wood effect flooring, usefully spacious understairs double cupboard with power as well as space and plumbing for washing machine/tumble dryer.

## BEDROOM ONE
Spacious double bedroom has double glazed window to front, double radiator, fitted carpet and doors to twin built in single storage wardrobes / cupboards.

## BEDROOM TWO
Double bedroom has double glazed window to front, radiator and fitted carpet.

## BATHROOM
Opaque double glazed window to side, inset downlighting, heated towel rail, tiled floor with attractive part tiled walls to compliment. Contemporary white suite comprises panelled bath with overhead shower attachment and screen, low level wc and floating wash basin with integrated storage drawers. Air extractor unit and bathroom cabinet with courtesy light.

## GARAGE & PARKING
There is a single detached garage with up and over door to front and window to side, located adjacent in front of the property, as well as on road additional parking within the cul-de-sac.

## PRIVATE GARDEN
A true feature and benefit to the flat is its private rear garden. There is an initial patio terrace, with the remainder of the garden being laid to lawn and set within a fenced perimeter.

## ADDITIONAL INFORMATION
We are advised by the vendor there is the balance of 125 year lease created January 1990. The maintenance charge and ground rent combined come to £44.53 pcm ( £534.36 per annum).

















Approximate Area = 73.3 sq m / 789 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
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# Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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