

Spacious and well presented two double bedroom ground floor flat in a convenient location under 0.5 miles from Sevenoaks town centre and mainline station.

£375,000 Leasehold - Share of Freehold

CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Sevenoaks

Bedrooms: 2

Bathrooms: 2

Receptions: 1

- Two double bedrooms
- Allocated parking space
- Private road
- 0.5 miles to Sevenoaks town
- 0.4 miles to Sevenoaks station
- Ground floor
- Gated accommodation

Spacious and well presented ground floor apartment with two double bedrooms within a purpose-built development in a private road under half a mile from Sevenoaks town centre and train station. Viewings by appointment only, through the agent

ACCOMMODATION
Communal hallway with stairs/lift down to flat. Entrance hall with storage cupboards. Spacious main reception room with areas for lounge and dining, door to the patio and gardens. Kitchen with fitted wall and base units, appliances include a washer/dryer, fridge/freezer, dishwasher, double oven & hob. Hatch through to dining area. Master double bedroom with built in wardrobes and ensuite bathroom. Second double bedroom with built in wardrobes. Main shower room with laminate flooring and shower cubicle. Janitor is employed part time to maintain the communal areas.

OUTSIDE
Access is via electric gates located on the private road. Entry into covered rooftop carpark with allocated parking space. Secure entry into communal stairwell with stairs and lift down to the ground floor. Alternative external pathway and steps around building down to maintained communal gardens. Private patio area overlooking gardens.

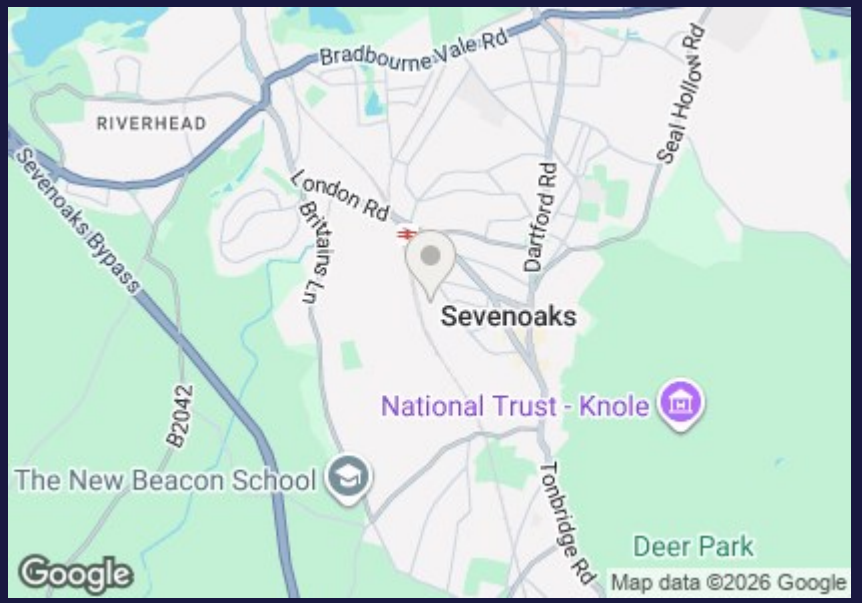
UTILITIES/KEY INFORMATION
Mains electricity/water/sewerage
Heating: Electric under floor heating
Service Charge: £900.00 quarterly, includes the part time janitor
Ground Rent: Included in service charge
Local authority: Sevenoaks District Council
EPC rating: C
Council Tax Band: F
973 yrs remaining on Lease







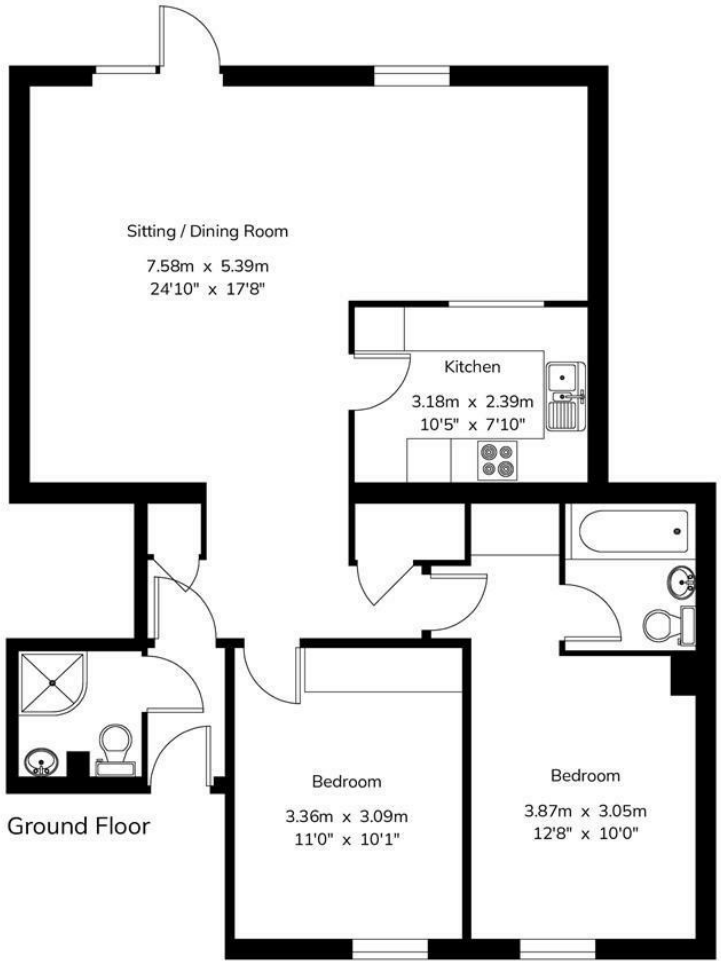








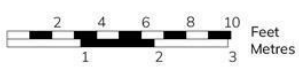
Coming down Granville Road from the town centre, there are two entrances to Clarendon Road on the left hand side. Clarendon Court is located about halfway along Clarendon Road. There is permit parking along Clarendon Road and allocated parking within the gated car park for the flat.



2 Clarendon Place

Gross Internal Area : 87.7 sq.m (944 sq.ft.)

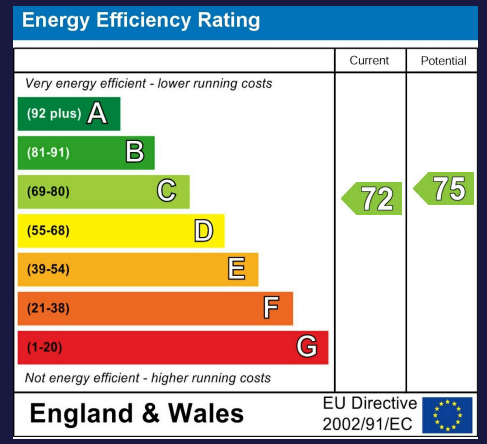




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