



Contemporary ground floor apartment with private entrance situated on a quiet road in the town centre within a short walk of Sevenoaks mainline station.

**£370,000**    **Leasehold**



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## Victoria Road, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Well presented
- Secure private entrance
- 0.2 miles from Sevenoaks High Street
- 0.6 miles to Sevenoaks Station
- Contemporary design



Contemporary ground floor two bedroom apartment with open plan living, located on a sought after quiet side street in the town centre.

### ACCOMMODATION

Secure ground floor front door leading to the open plan living area. Reception room with dining, sitting and a modern kitchen (19'5 x 17'6). Appliances include an integrated dishwasher, washer/dryer, fridge freezer, hob and oven. Inner hallway leading to the master bedroom (11'4 x 9'10) with en suite shower room, further single bedroom (14'2 x 7'10) and main bathroom.

### OUTSIDE

Small courtyard area with a bin store.

### UTILITY & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: mains gas

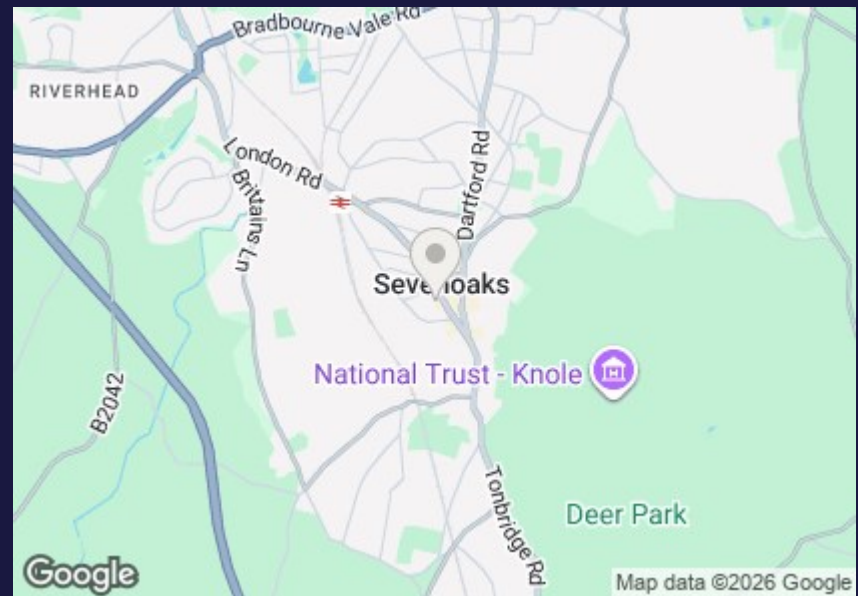
Local authority: Sevenoaks District Council

Council tax band: D

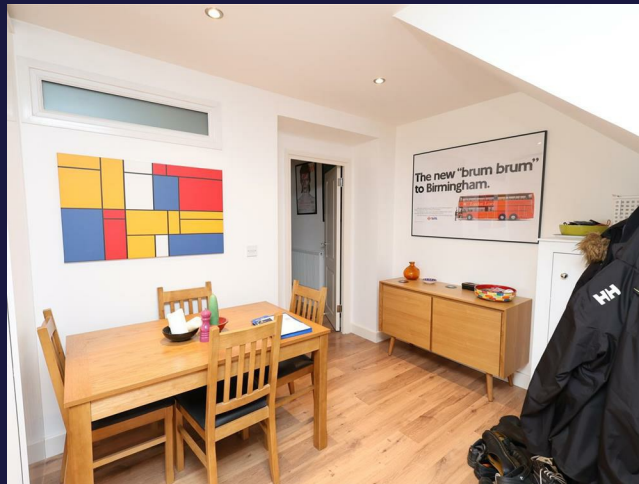
981 years remaining on lease



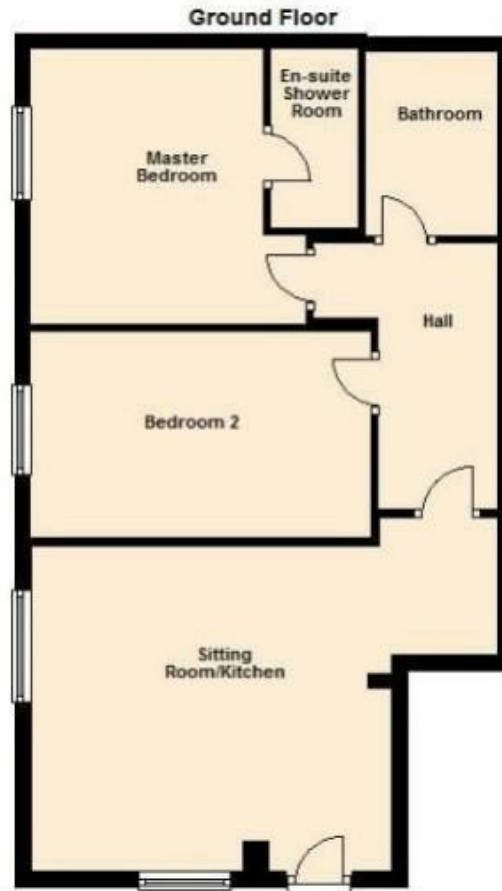





Can be accessed on foot from London Road into Lime Tree Walk then bear right into Victoria Road. The flat is located on the left hand side.



## Floorplan for 2 bedroom flat for sale



| 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>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
|   | 71      | 78  |
| England & Wales                             |         | EU Directive 2002/91/EC  |



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