



- TWO Bedrooms
- 0.1m From Sevenoaks Station
- Two Parking Spaces
- 144 Year Lease
- Excellent Schools Nearby

- No Chain
- Excellent Internal Condition
- Concierge Service
- Fast Links To M25/City Centre/Gatwick
- EPC Rating C

Spanning over 720 Sq. ft is this Luxurious TWO Bedroom upper floor apartment, situated in the heart of Sevenoaks Town and is a short stroll to the main line station.

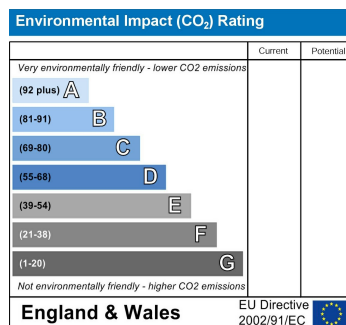
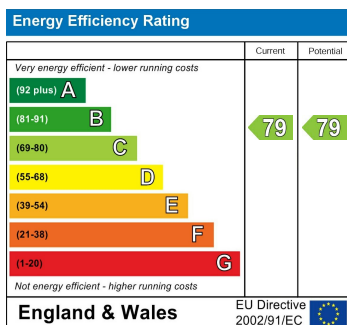
This extremely well appointed apartment benefits from a 144 year lease, a full concierge service and undercroft parking for two cars, the property will be sold with no onward chain, and is in 'ready to move' condition, other benefits include; gas central heating, upper floor with lift, clean well kept communal areas and fully integrated kitchen.

The views on offer are unparalleled and space is offered in abundance, this could suit a range of buyers from those wishing to have a secure UK base while they travel for business or for the professional first time buyers working in the city, or the astute investor looking to acquire their next asset.

Sevenoaks is a stunning, growing town, located within commuting distance of London City Centre, and is widely recognized as an area attracting large amounts of investment and is being more and more selected by those who work in the city and nearby as their place of residence, the schooling here is first rate and the transport links offer easy access to many amenities.

Price - £485,000
 Tenure - Leasehold - Lease Term 150 Years from January 2016
 Service Charge: £2350 Paid Every 6 Months
 Ground rent £400 per annum.

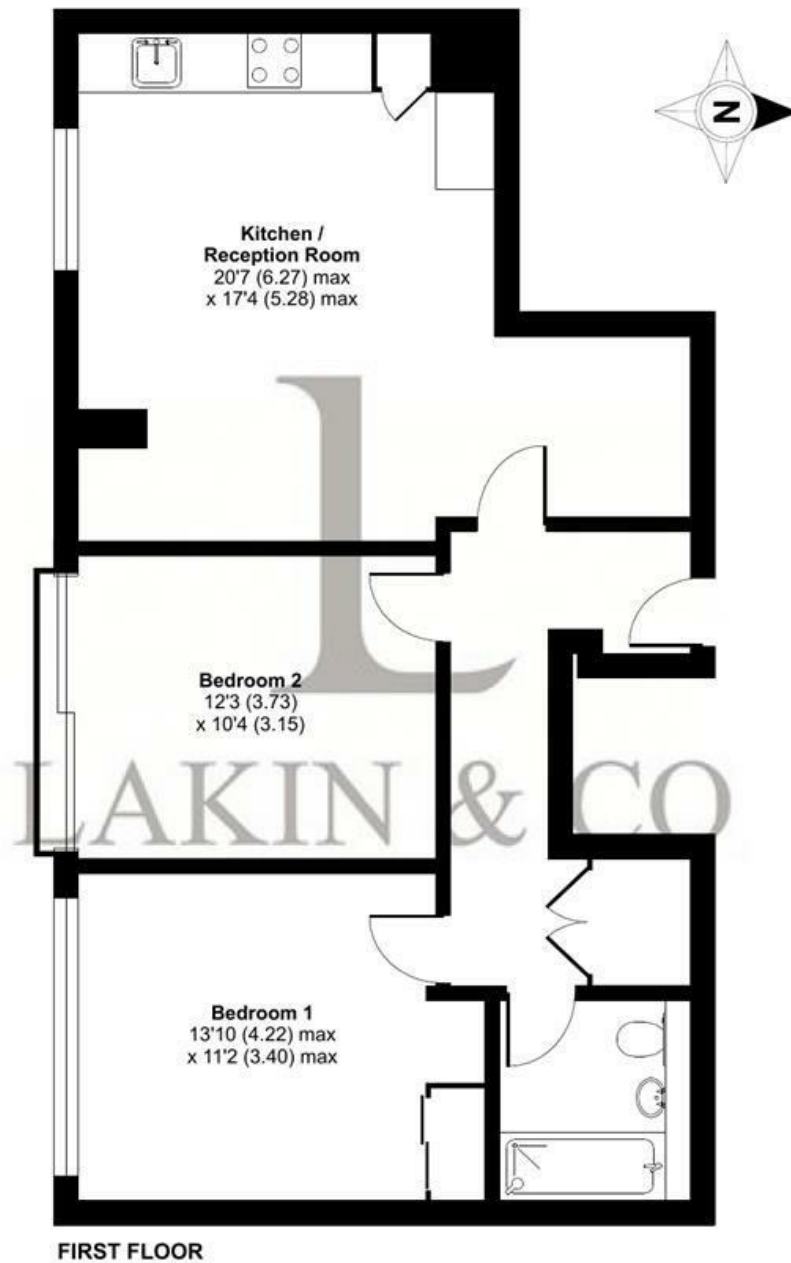
Council Tax Band D



London Road, Sevenoaks, TN13

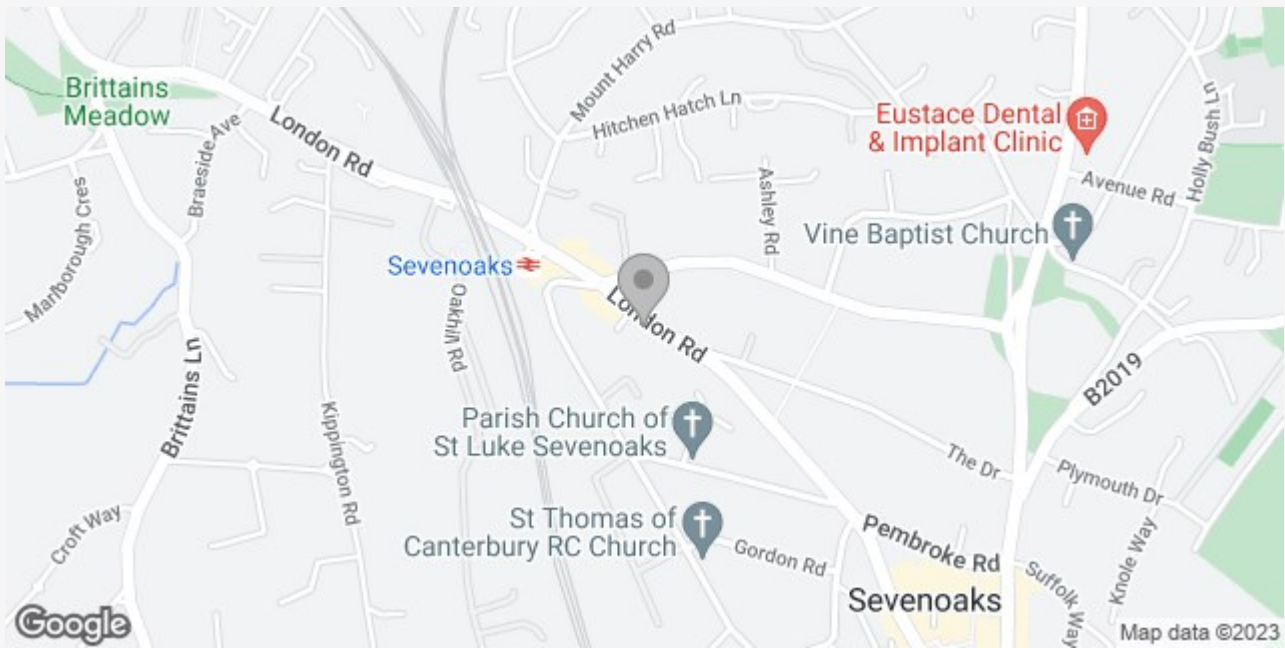
Total = 721 sq ft / 66.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 930816

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