



MODERN 2 BEDROOM APARTMENT WITH ALLOCATED PARKING

ROMA COURT, 49 BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3PX

Unfurnished, £1,250 pcm + fees and other charges apply.*

Available from 03/06/2019

- Well presented and spacious apartment
- Ideally located for Sevenoaks station
- 1.1 miles to Sevenoaks high street
- Excellent road links
- Secure allocated parking space
- Communal garden
- EPC Rating = B
- Council Tax = E



Situation

Roma Court is ideally located within 0.9 miles of Sevenoaks station and 1.1 miles of the High Street, offering a multitude of shops, supermarkets, pubs and restaurants.

Description

An attractive and modern ground floor apartment offering well presented, bright, and spacious accommodation and benefitting from communal gardens and grounds, telephone entry system, and allocated parking.

The private entrance hall leads into the spacious living room boasting wood effect flooring, attractive bay window and feature fireplace as well as a small dining area. The adjoining open plan kitchen is fitted with a contemporary range of wall and base cupboards and integral appliances including a wall oven, microwave, 4 ring gas burner hob with extractor hood over, dishwasher, fridge freezer and washing machine.

The luxuriously sized master bedroom benefits from a bank of built in wardrobes and a well appointed en suite shower room. There is also a further double bedroom, also with built in wardrobes, and a modern family bathroom.

Roma Court is approached via a brick pillared carriage driveway, which leads to an electric gate providing access to the allocated parking.

There is a communal south-east facing rear garden which is mainly laid to lawn with a herbaceous border.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



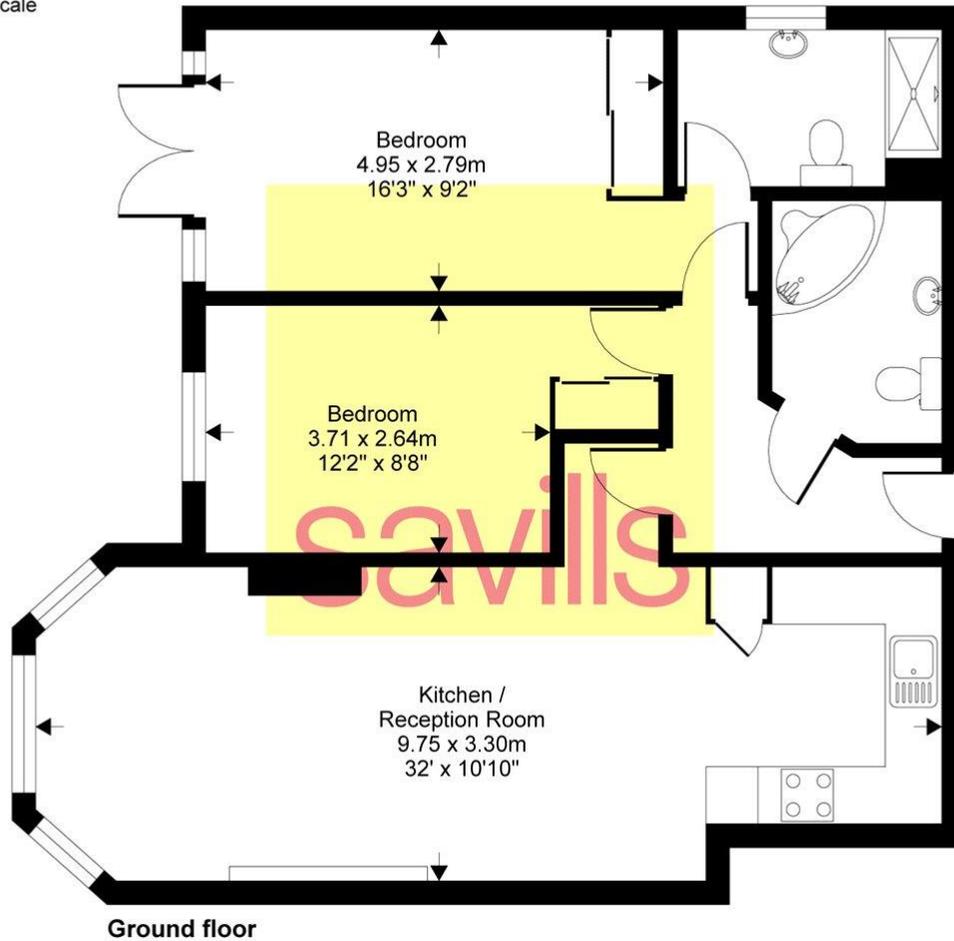
Bradbourne Vale Road, Sevenoaks, TN13

Gross internal floor area (approx):

75.8 sq m / 817 sq ft

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 817 sq ft, 75.9 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190524MEHE

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Sevenoaks Lettings

Danielle Hardy
danielle.hardy@savills.com

+44 (0) 173 278 9760

[savills.co.uk](https://www.savills.co.uk)