



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.

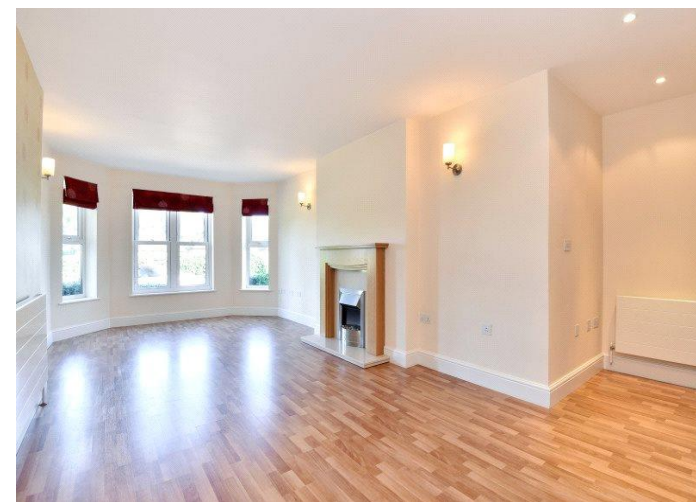
There is a communal south-east facing rear garden which is mainly laid to lawn with a herbaceous border.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



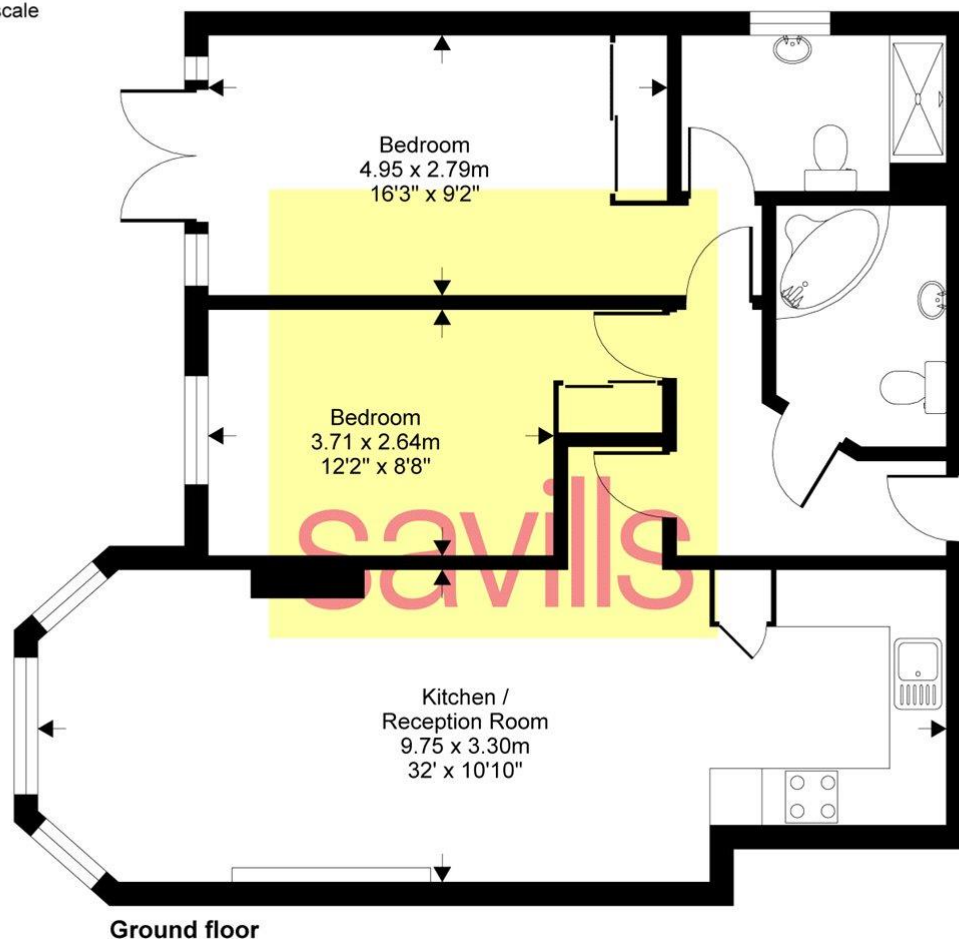
Bradbourne Vale Road, Sevenoaks, TN13

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

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Sevenoaks Lettings

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