



# A stylish apartment in the centre of Sevenoaks

**Epicurus House, 1-3 Akehurst Lane, Sevenoaks, Kent, TN13**

£2,250 pcm plus fees apply, Unfurnished  
Available from 05.10.2019



Central location in Sevenoaks • Finished to a high specification  
 • Well proportioned throughout • Open plan living areas  
 • Secure under croft parking spaces

#### Local Information

This apartment is set back from the centre of Sevenoaks town and within walking distance of the amenities of the High Street.

#### Comprehensive Shopping:

Sevenoaks High Street with its multitude of shops, supermarkets, pubs and restaurants with further shops in Tonbridge, Tunbridge Wells and Bluewater in Dartford.

#### Mainline Rail Services:

Sevenoaks (0.7 miles) to Charing Cross/Cannon Street.

Schools: There are many highly regarded schools in the area both state and private.

Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks Sports and Leisure Centre. Cricket and rugby in the Vine area of Sevenoaks.

The M25 can be accessed at the Chevening interchange which is about 2 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

#### About this property

A stylish new build apartment occupying an imposing modern building located in the centre of Sevenoaks.

Superbly designed to provide well proportioned accommodation, this apartment is finished to an executive standard.

Also of benefit are 2 balconies and a lift servicing all levels.

- Kitchens by Krieder
- Appliances by Siemens
- Bathroom sanitary ware is by Duravit with Matki shower screens
- Limestone bathroom tiles to walls and floors
- Fitted Italian wardrobes by Krieder
- Under floor heating throughout by Nu-Heat
- Oak finish laminate flooring
- Carpet to the bedroom areas
- Under croft parking spaces
- Lockable storage cupboard
- High Spec Stannah Lift to all floor including under croft parking
- Wi-Fi controlled front door, video intercom
- Under floor heating and Lightwave lighting controllable by Smartphone
- Bluetooth and DAB entertainment system
- Burglar Alarm with motion sensors

#### Furnishing

Unfurnished

#### Local Authority

Sevenoaks District Council

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.







Epicurus House, 1-3 Akehurst Lane, Sevenoaks, Kent, TN13  
Gross Internal Area 1361 sq ft, 126.4 m²

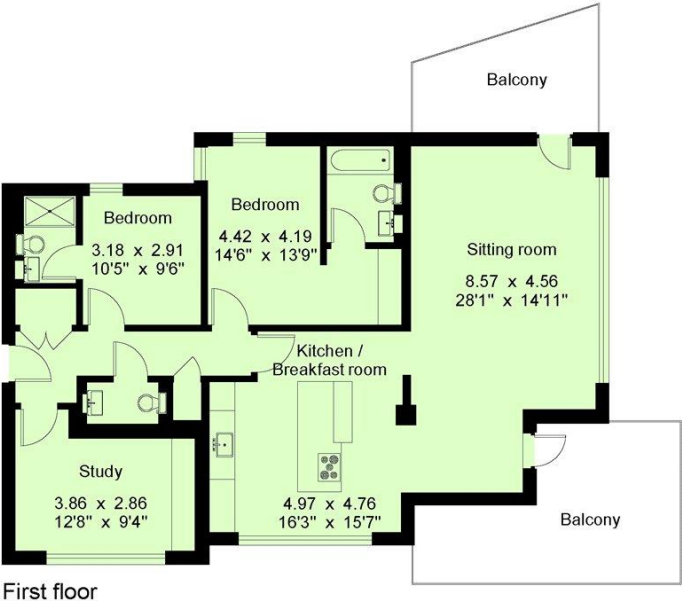
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Epicurus House, Sevenoaks

Gross internal area (approx.)

Flat 4 - 126.5 sq m (1361 sq ft)

For identification only - Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	85	85
(81-91) B		
(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

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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