



A stylish apartment occupying an imposing modern

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

£2,900 pcm plus fees apply, Unfurnished
Available from 26.10.2019



Central location in Sevenoaks • Finished to a high specification
• Well proportioned throughout • Open plan living areas
• Balcony and roof terrace • 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 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 is large balcony, vast roof terrace with far reaching views, 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 1741 sq ft, 161.7 m²

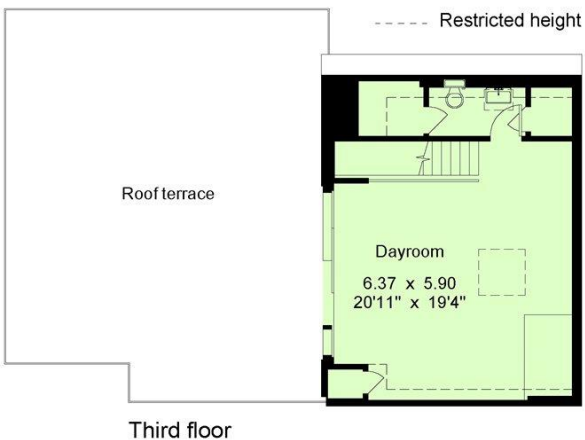
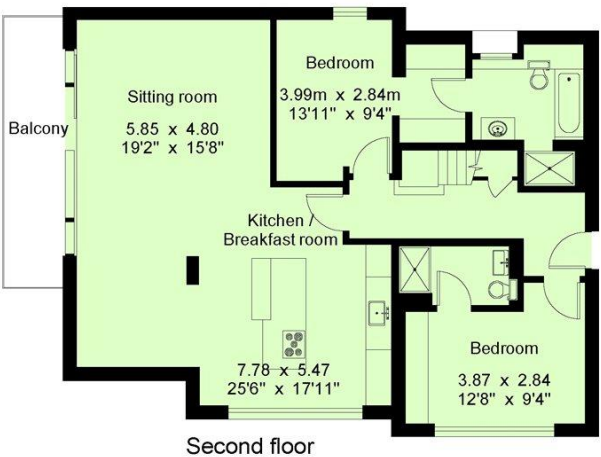
Olivia Thomas
Sevenoaks Lettings
+44 (0) 1732 789 760
othomas@savills.com


Epicurus House, Sevenoaks

Gross internal area (approx.)

Flat 5 - 161.8 sq m (1741 sq ft)

For identification only - Not to scale
© Trueplan (UK) Limited



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 	

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, images 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. Prospective tenants must satisfy themselves by inspection or otherwise. 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 to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20191002MEHE

