



## A STYLISH LUXURY APARTMENT BOASTING CONTEMPORARY ACCOMMODATION

BOURCHIER COURT  
LONDON ROAD, SEVENOAKS, KENT, TN13 1FD

Unfurnished, £1,075 pcm + fees and other charges apply.\*

Available Now





- Stylish top floor apartment • High specification throughout • Juliette balcony in master bedroom
- Beautiful landscaped gardens • Concierge service • Allocated undercroft parking space
- \*Internal images are of show apartment
- EPC Rating = C • Council Tax = C

### Situation

Described as 'breathtakingly pretty' and a 'commuter haven' by The Guardian, Sevenoaks is without doubt one of the most desirable towns in Kent. Perfectly appointed for the unspoiled beauty of the North Downs and rich in history, architecture and heritage, Sevenoaks is the perfect place to get outdoors and enjoy the fresh air, yet is still within easy reach of the City.

### Description

Carefully designed to maximise light and space this brand new luxury apartment boasts contemporary decor and a superb specification throughout. This includes wood-effect flooring to the kitchen, living room and hallway, oversized entrance doors, carpeted bedrooms, recessed down lights to the main living areas and fitted wardrobes to the master bedroom.

Further benefits include:-

- Video entry phone system
- Mains powered smoke/heat detectors with battery backup
- Bicycle storage
- Sky+, TV and telephone outlets to living room and master bedroom
- Tiled entrance foyer
- Business suite
- Elevators serving all floors
- Architecturally designed and landscaped split level gardens

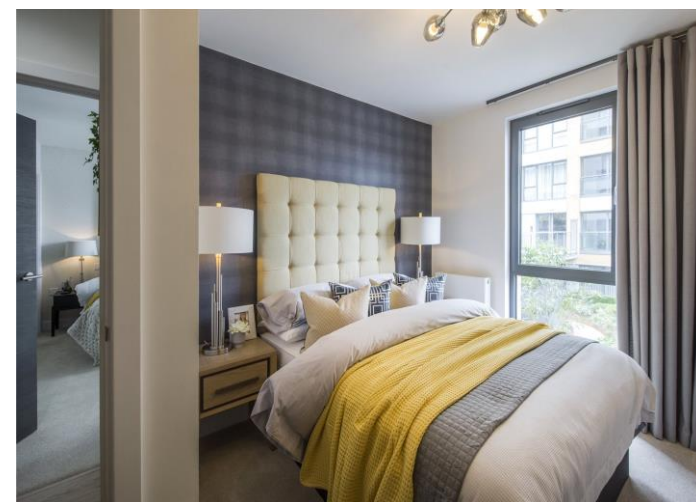
\*Internal images are of show apartment

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.





Kitchen/Living/Dining	4355mm x 5070mm	14'3" x 16'8"
Bedroom 1	3556mm x 3945mm	11'8" x 12'11"

\*Denotes handed apartment.

Dimensions shown are approximate only and may vary within a tolerance of  $\pm 100$ mm.  
Kitchen layout indicative.

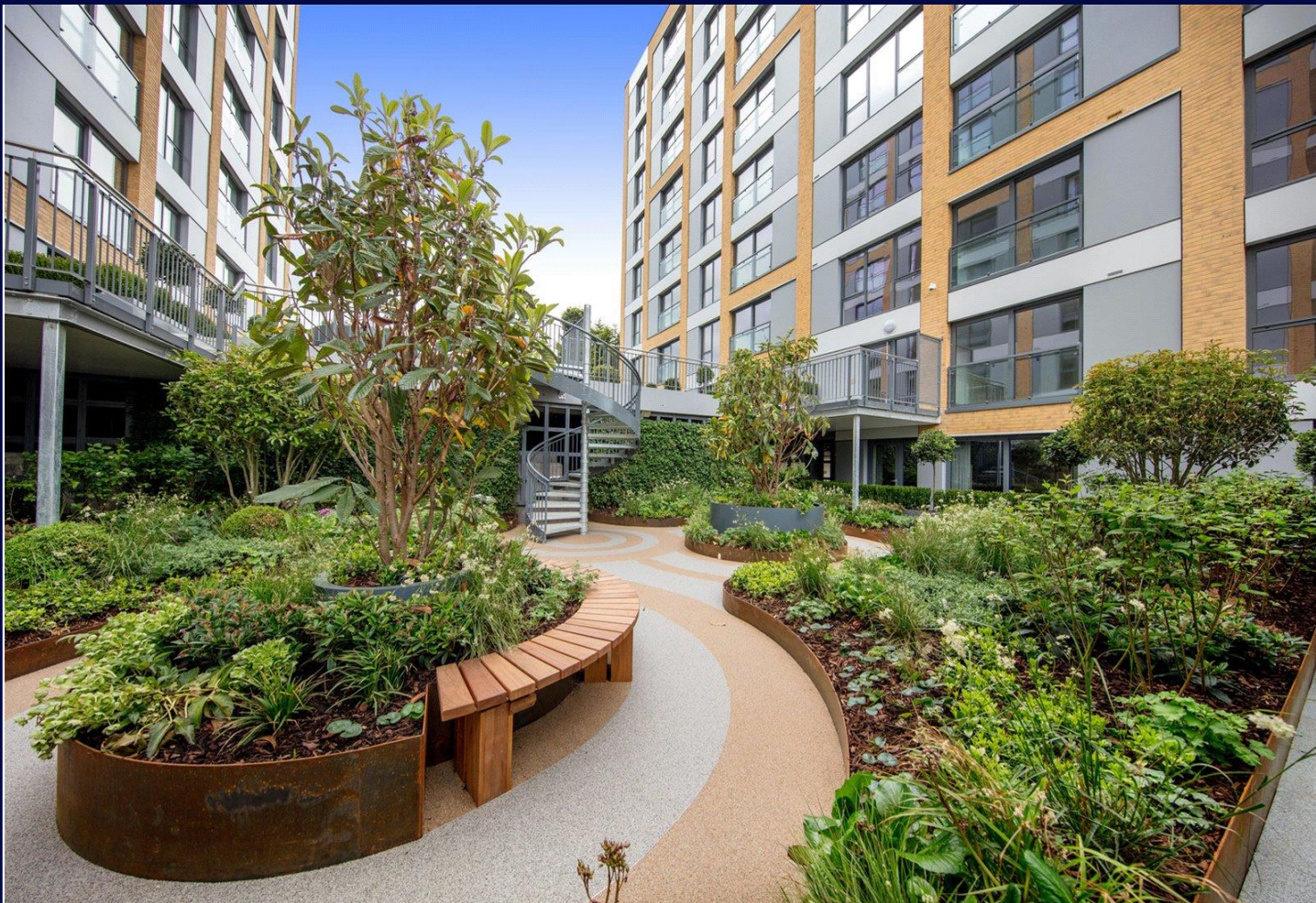
## FLOORPLANS

Gross internal area: 490 sq ft, 45.5 m<sup>2</sup>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 20190529MEHE

## Sevenoaks Lettings

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