



A stylish apartment presented to a high specification

Parkfield House, 96 London Road, Sevenoaks, Kent, TN13

£1,950 pcm plus fees may apply, Unfurnished
Available from 05.09.2022, 12 months minimum tenancy



- Stylish and contemporary throughout
- Sevenoaks station approx. 0.3 miles
- One off street parking space
- Central Sevenoaks location
- Lift access from car park
- Excellent road links
- Raised ground floor
- Photos are representative and may differ
- No pets

About this property

Superbly designed and finished to the highest standard, this modern and stylish apartment benefits from a contemporary design complemented by fixtures and fittings of exceptional quality throughout.

This apartment enjoys wood-effect tile flooring in the hallway, open plan living room and kitchen, sumptuously carpeted bedrooms, crisp white bathroom suites, utility cupboard and coat/storage cupboard.

FIXTURES & FITTINGS

- Satellite, TV and telephone outlets to living room
- Recessed downlights throughout
- Wall lamps and wardrobes in both bedrooms
- TV outlets to bedrooms

SECURITY AND PEACE OF MIND

- Video entry phone system
- Mains powered smoke/heat detectors with battery backup to apartments

COMMUNAL AREAS

- Tiled entrance foyer with post box for each apartment
- CCTV in communal stairwell
- Elevator serving all floors
- Underground carpark

Please note that the photos were taken in 2018 of the show apartment.

Furnishing

Unfurnished

Additional Payments

Deposit payable: £2,250 (5 weeks rent)

Holding Deposit: £450 (1 weeks rent)





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

Local Information

This central Sevenoaks apartment is conveniently located for Sevenoaks High Street and Sevenoaks Mainline station.

Comprehensive Shopping: Sevenoaks High Street, Tunbridge Wells and Bluewater.

Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross.

Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

Grammar/State Schools: in Sevenoaks, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

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.

Communications: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports.

Local Authority

Sevenoaks Council

Council Tax

Band = D

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.

Parkfield House, 96 London Road, Sevenoaks, Kent, TN13
Gross Internal Area 849 sq ft, 78.9 m²

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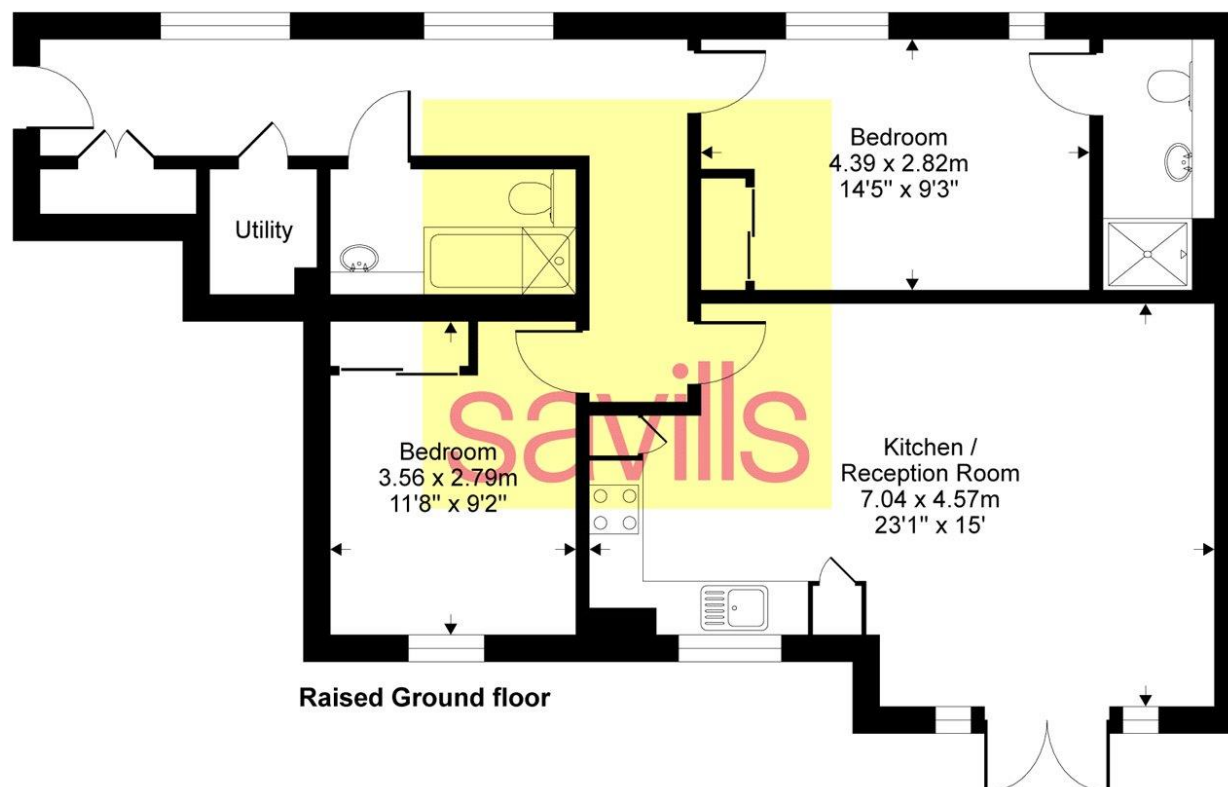
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Gross internal floor area (approx):

78.9 sq m / 849 sq ft

For Identification only - Not to scale
Niche Communications



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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
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