



# A well presented apartment in Sevenoaks town centre

**The Old Court House, 168-170 High Street, Sevenoaks, Kent, TN13**

£2,250 pcm plus fees apply, Unfurnished  
Available from 29.12.2019, EPC Rating = D





- Spacious and well presented • Centrally located in town
- Sevenoaks station - 0.5 of a mile • Lift to first floor
- Communal gardens • Secure gated parking

### About this property

This apartment in The Old Court House, formally The Old Police Station, is located on the first floor and has views to the rear towards Knole Park.

The communal entrance has a lift and stairs rising to the where the private entrance to the apartment has a video entry phone system and access to 3 loft spaces.

The well proportioned reception rooms provide ideal areas for formal and informal entertaining and comprise a spacious drawing room has triple glazed windows to the front and features a gas coal effect fire with granite hearth and attractive marble surround. The dining room has built in storage cupboards.

The double aspect kitchen/breakfast room is fitted with a comprehensive range of attractive solid oak wall and base units. Integral appliances include a four-ring gas hob with extractor hood over, fridge, freezer, dishwasher, wall-mounted oven and microwave. The kitchen also has a Juliet balcony with French doors to the rear.

The master bedroom has an outlook to the rear and benefits from attractive fitted wardrobe cupboards and an en suite shower room. There are two further bedrooms which are both well proportioned. The second bedroom benefits from fitted wardrobes and there is fitted shelving and drawers in the third bedroom which has been used as a study. There is also a well appointed family bathroom with tiled walls.

Completing the accommodation is a utility room with an airing cupboard housing the boiler.

To the front of The Old Court House is a York stone courtyard enclosed by painted iron railings and featuring raised planted beds. To the rear of the building is secure gated parking for one vehicle with additional visitors parking and access to an attractive communal garden with well stocked borders.







### Local Information

The Old Court House is ideally situated at the north end of Sevenoaks town centre and is within half a mile of the mainline station.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

Mainline rail services: Easy access to Sevenoaks mainline station with a fast and frequent service to Cannon Street/Charing Cross/London Bridge.

Schools: There are many highly regarded schools in the area both state and private. [www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk).

Sporting Facilities: Golf clubs 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 linking to other motorway networks and Gatwick and Heathrow Airports.

### Local Authority

Sevenoaks District Council

### Viewing

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




The Old Court House, 168-170 High Street, Sevenoaks, Kent, TN13  
Gross Internal Area 1619 sq ft, 150.4 m<sup>2</sup>

 |  savills | savills.co.uk

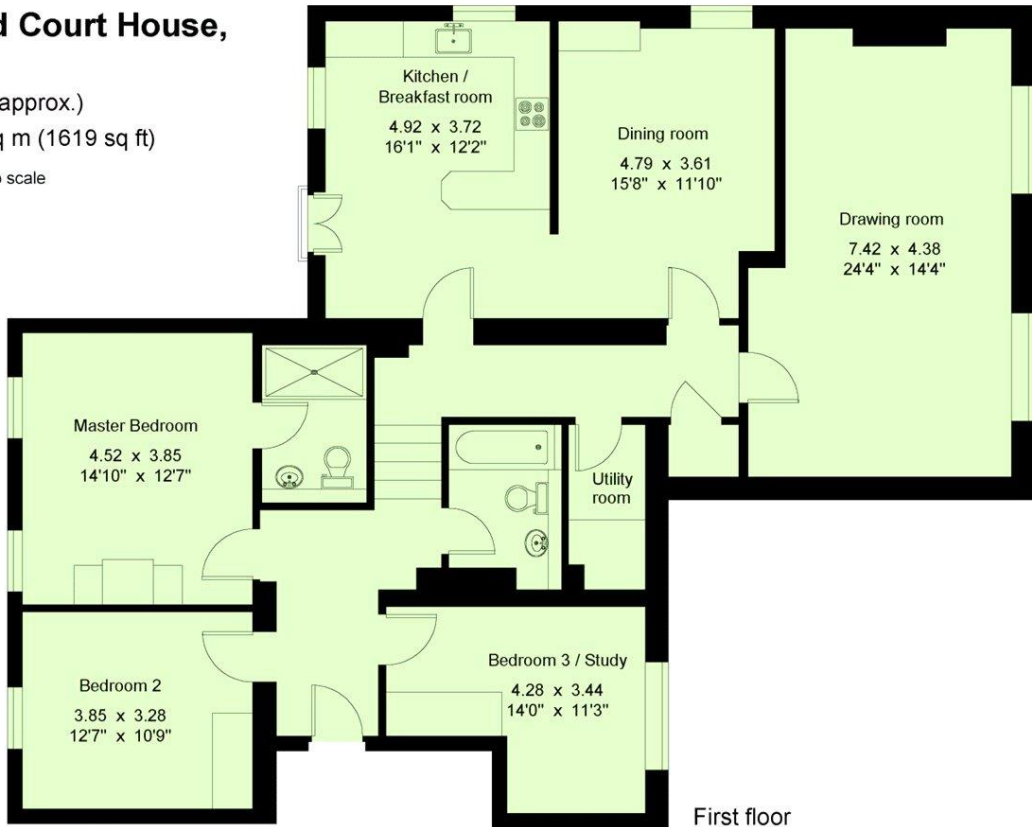
**Olivia Thomas**  
Sevenoaks Lettings  
**+44 (0) 1732 789 760**  
othomas@savills.com


### No. 5, The Old Court House, Sevenoaks

Gross internal area (approx.)

 House - 150.5 sq m (1619 sq ft)

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



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>		
(55-68) <b>D</b>	64	77
(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 	

**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. . 20191022MEHE

