



# An immaculately presented ground floor apartment

**Roma Court, 49 Bradbourne Vale Road, Sevenoaks, Kent, TN13**

£1,250 pcm plus fees apply, Unfurnished  
Available from now





Modern, well presented apartment • Desirable location  
• Excellent road links • Bat and Ball station approx. 0.3 miles  
• 2 allocated parking spaces

#### About this property

This modern apartment is ideally located for the many amenities of Sevenoaks and offers light and well-presented accommodation. Also of benefit is the telephone entry system, two allocated parking spaces and the south-east facing communal gardens.

The entrance hall benefits from a generous built in storage cupboard.

The open plan sitting/dining room provides a generously proportioned and bright interior, ideal for both everyday living and entertaining. There is an attractive fireplace with a gas fire and space for a table and chairs.

The adjoining well-appointed kitchen is fitted with a contemporary range of wall and base cupboards. Work surfaces incorporate a 1½ stainless steel sink and appliances include a wall mounted oven, hob with extractor above, microwave, washing machine, dishwasher, fridge and freezer.

The spacious principle bedroom benefits from a built in wardrobe and a well appointed en suite shower room. There is a further double bedroom with an outlook to the side.

A modern bathroom comprising a bath with shower over, wash basin, heated towel rail and W.C. This room completes the accommodation.

Roma Court is approached via a brick pillared carriage driveway, where this apartment benefits from two parking spaces.

There is a communal south-east facing rear garden which is mainly laid to lawn with a herbaceous border.

#### Furnishing

Unfurnished

#### Local Authority

Sevenoaks District Council  
Council Tax Band = D

#### Energy Performance

EPC Rating = B







### Local Information

Roma Court is ideally located within 0.9 miles of Sevenoaks station and 1.1 miles of the High Street, offering a multitude of shops, supermarkets, pubs and restaurants.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

Mainline Rail Services: Sevenoaks (0.9 miles) to Charing Cross/Cannon Street. Bat & Ball (0.3 miles) to London Victoria.

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 in Sevenoaks include Wildernes 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 which is about 2 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Please note that all distances are approximate.

### Viewing

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

Telephone: +44 (0) 1732 789 760.






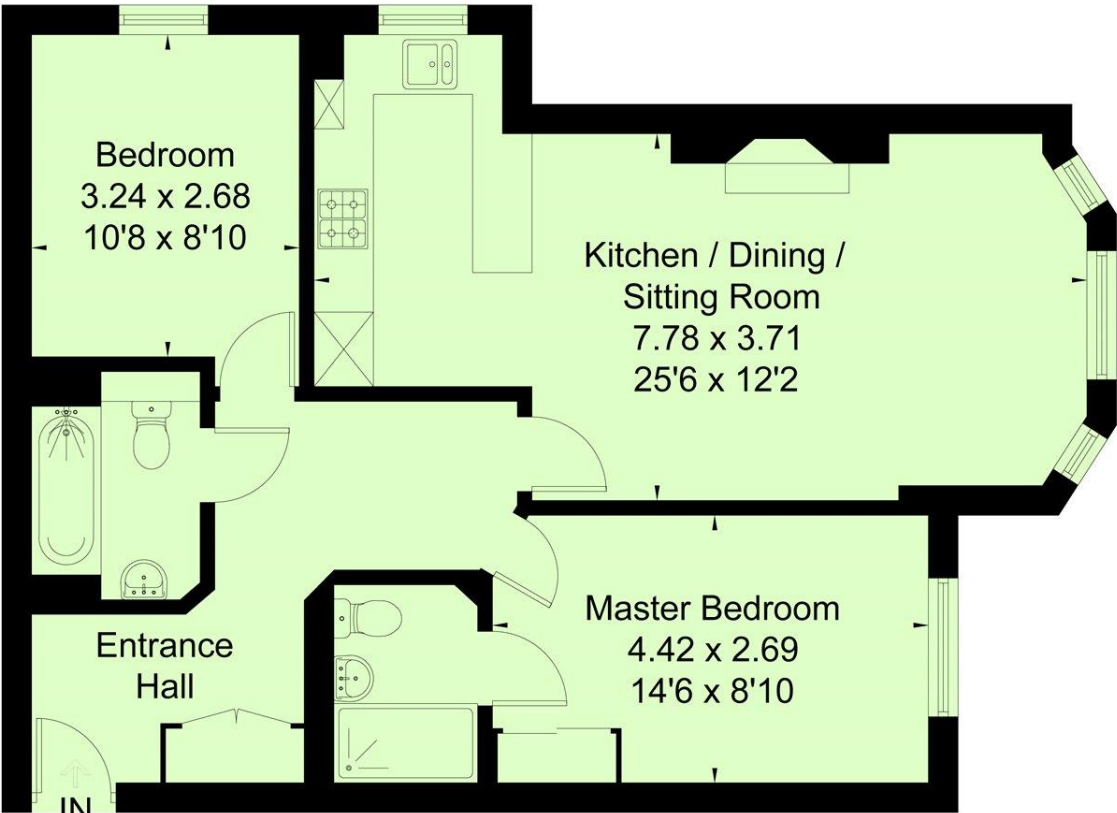
Roma Court, 49 Bradbourne Vale Road, Sevenoaks, Kent, TN13  
Gross Internal Area 746 sq ft, 69.3 m<sup>2</sup>

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 House  
For identification only. Not to scale.  
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Approximate IPMS2 Floor Area = 69.3 sq m / 746 sq ft  
Limited Use Area = 0.5 sq m / 5 sq ft  
**Total = 69.8 sq m / 751 sq ft**



Ground Floor

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	83	84
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 please 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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