



CENTRALLY LOCATED CONTEMPORARY FIRST FLOOR APARTMENT WITH PARKING

5 THE BRACKENS, 7A MOUNT HARRY ROAD
SEVENOAKS, KENT, TN13 3GW

Guide Price £495,000, Leasehold



LOCATED 0.6 MILES FROM THE STATION AND HIGH STREET

- Superbly located first floor apartment
 - Spacious & stylish accommodation
 - Station & High Street 0.6 miles
 - 2 Bedrooms
 - 2 Bathrooms, (one en suite)
 - Charming communal gardens
 - Allocated parking
 - EPC Rating = B
 - Council Tax = D
-

Situation

5 The Brackens is situated in a sought after position within central Sevenoaks, 0.6 miles from the station and High Street, offering a multitude of shops, supermarkets, pubs and restaurants.

• **Comprehensive Shopping:** There is a range of local shops at the top of St Johns Road and further shops in Sevenoaks, Tonbridge, Tunbridge Wells and Bluewater.

• **Mainline Rail Services:** Sevenoaks to Charing Cross/Cannon Street/London Bridge.

• **Schools:** There are many highly regarded state and private schools in the area.

• **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, football, hockey 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.

Description

5 The Brackens is an impressive first floor apartment offering bright, spacious and stylishly designed accommodation, finished to a high specification. Of benefit is the video entry system, lift access, a balcony, delightful communal gardens, off-street parking space and visitors parking. The apartment is set in a prime central location, within 0.6 miles of both the station and High Street.



- The entrance hall benefits from marble tiled flooring and has two built in storage cupboards, one of which incorporates an airing cupboard.

- A set of double doors open to the light and spacious sitting/dining room which provides well-proportioned accommodation for both everyday living and entertaining. It features a stylish 'living flame' gas fire, and doors opening to a balcony.

- Pocket doors lead to the modern kitchen with a range of wall and base cupboards. Granite work surfaces incorporate a 1½ sink. Integral Siemens appliances comprise a 5 ring hob (with extractor over), oven, microwave, slim-line dishwasher, fridge/freezer and washing machine.

- The spacious master bedroom is a lovely room and benefits from built-in wardrobes and a view to the front. There is a stylish and well-appointed en suite shower room.

- There is one further double bedroom with a view to the front.

- The contemporary family bathroom comprises a bath with a drench head shower over, a wall mounted storage unit, wash basin, heated towel rail and WC.

- The Brackens is approached over a shingle carriage driveway flanked with well-stocked herbaceous shrubs and mature trees.

Flat 5 has one allocated parking space and there is visitors parking.

- The delightful rear landscaped communal gardens provide a wonderful backdrop to the property. A decked walkway leads to an area of lawn with well-established borders which provides a degree of privacy.

- There is also a residents shed for storage.

Tenure: Leasehold. 125 years from July 2007.

Services: All mains services. Gas fired central heating.

Local Authority: Sevenoaks District Council 01732 227000.

Outgoings: Tax Band 'D' 2019/2020 £1,903.77. Service charge TBC.

Directions

From Sevenoaks High Street proceed north on the A225 which continues onto the Dartford Road. After about 0.6 of a mile turn left onto Mount Harry Road and The Brackens will be found on the left hand side, shortly thereafter.

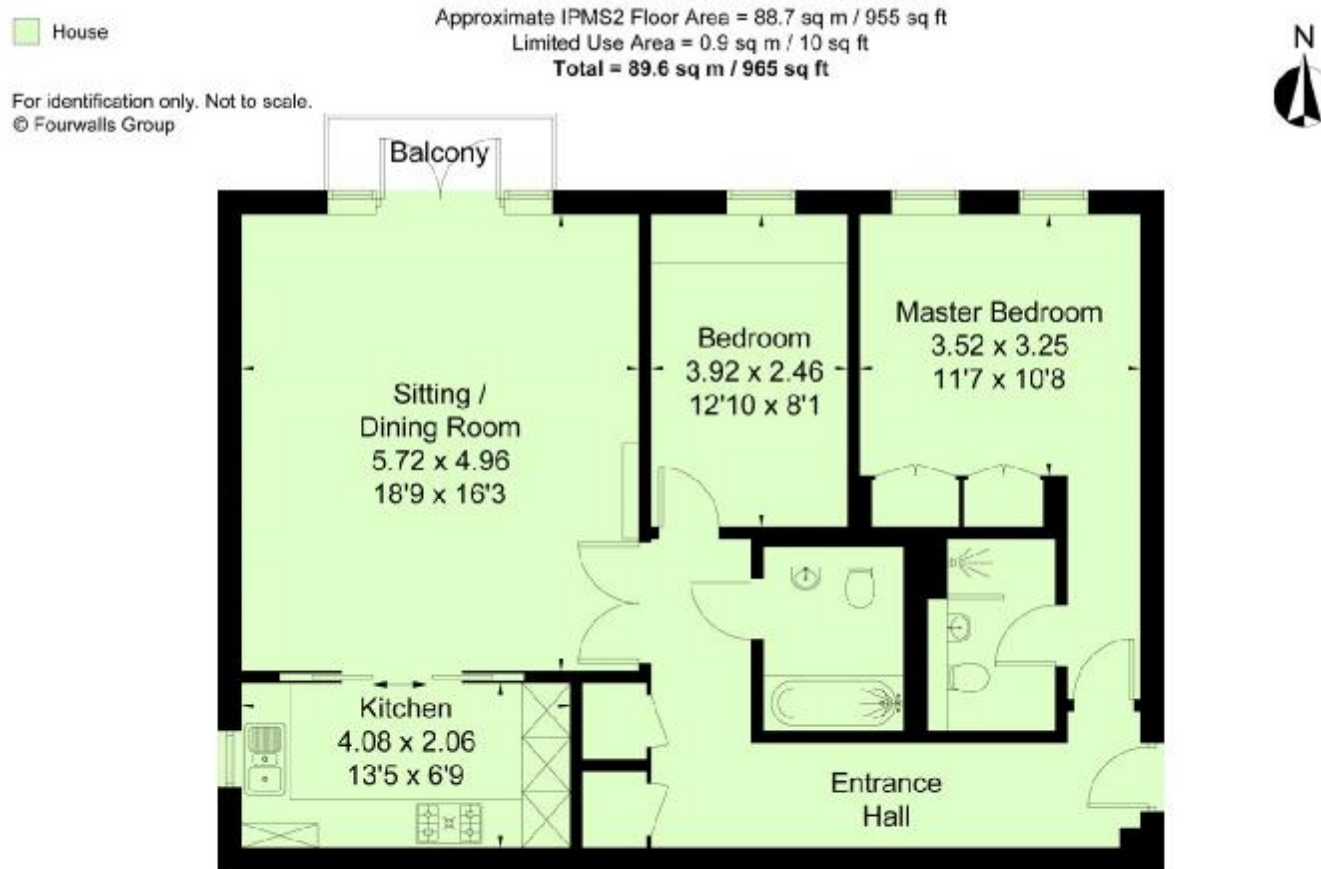
Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 955 sq ft, 88.7 m²



First Floor

Sevenoaks
David Johnston
djohnston@savills.com
+44 (0) 1732 789 700
savills.co.uk

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. Purchasers must satisfy themselves by inspection or otherwise. 20190502AITT

