



Contemporary top floor apartment set in a prime Sevenoaks location ideal for the station and High Street.

46 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FB

£365,000 Leasehold (144 years remaining)



- Stylish open plan living • Superb location
- Station approx. 0.1 miles
- High Street approx. 0.4 miles • Allocated parking
- Communal gardens

Local Information

46 Bourchier Court is set in a prime Sevenoaks location. It benefits from excellent access to both the station (0.1 miles) and the High Street (0.4 miles), which includes a multitude of shops, public houses, restaurants and supermarkets. Also of particular note is Knole Park (0.9 miles), which is one of Kent's last medieval deer parks and enjoys over 1,000 acres of beautiful parkland.

Mainline Rail Services:

Sevenoaks to London
Bridge/Charing Cross/Cannon Street.

Leisure Facilities: Hollybush Recreation Ground and Tennis Centre. Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough, which also has a health/fitness centre. Sevenoaks leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks. Sevenoaks Tennis Club.

Please note all distances are approximate.

About this property

46 Bourchier Court is a stylishly designed top floor apartment that offers spacious and open plan accommodation. The apartment was finished in 2017 and includes the remainder of an NHBC warranty. Features include a telephone entry system, lift to all floors, CCTV, allocated parking,

and striking landscaped communal gardens.

The private entrance hall benefits from two built-in utility cupboards providing storage and utility space.

The open plan kitchen/dining/sitting room provides a modern and spacious living area, with far reaching views and Porcelanosa wood effect flooring. The kitchen is fitted with a contemporary range of wall and base cupboards, with work surfaces incorporating a stainless steel sink and integral appliances.

The generously proportioned bedroom benefits from a built-in wardrobe and a full length window with far reaching views.

A contemporary and well-appointed bathroom completes the accommodation.

Bourchier Court benefits from superb communal areas with a daytime (7am to 7pm) concierge and a business suite (with a lounge and private boardroom). The gardens comprise a courtyard with attractive circular planters, seasonal beds and benches. A staircase rises to an upper level with an area of lawn, a central water feature, herbaceous borders and additional benches.

The apartment benefits from an allocated parking space.





46 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FB
Gross Internal Area 609 sq ft, 56.6 m²

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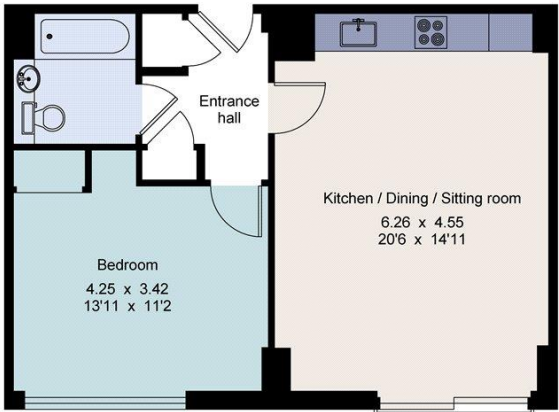
Tenure
Leasehold (144 years remaining)

Local Authority
Sevenoaks District Council. Tax Band 'C'

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


Directions
From our office on Sevenoaks High Street proceed in a southerly direction and take the first right onto London Road. Continue to follow the road for about 0.6 miles and Bouchier Court can be found on the left hand side, just before the parade of shops and shortly before the station.

46 Bouchier Court, Sevenoaks
Gross internal area (approx) 56.6 sq m/ 609 sq ft



Eighth floor

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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 	

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