



# Contemporary two bedroom apartment set in a prime Sevenoaks location ideal for the station and High Street.

**48 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FD**

£387,000 Leasehold (144 years remaining)





- Superb central location
- Station approx. 0.1 miles
- High Street approx. 0.4 mile
- Communal grounds
- Open plan accommodation
- Allocated parking
- Ground floor apartment

#### Local Information

48 Bouchier Court is set in a central Sevenoaks location within 0.1 miles of the station and 0.4 miles of the High Street, 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.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

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

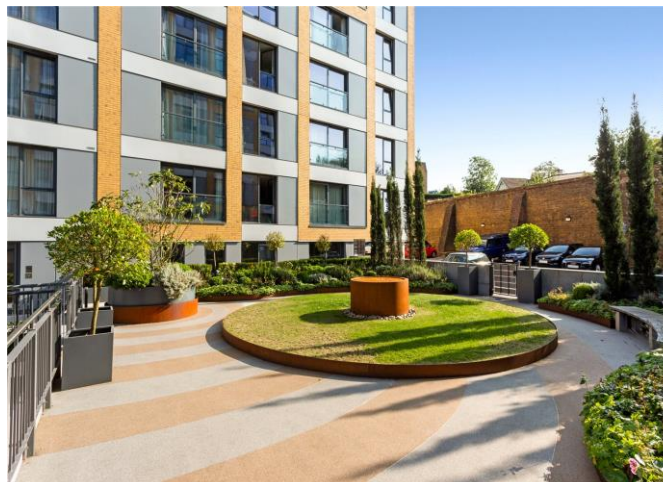
48 Bouchier Court is a modern and stylish two bedroom apartment offering spacious and open plan accommodation with full-height windows throughout. The apartment was built in 2017 and benefits from the remainder of an NHBC warranty. Of particular note are the video entry system, lift to all floors, CCTV, allocated parking, and striking landscaped communal gardens.

The open plan kitchen/reception room provides a modern and spacious living area. The kitchen area is fitted with a contemporary range of wall and base units with integral appliances.

Bouchier Court benefits from superb communal areas with a daytime (7am to 7pm) concierge and a business suite. 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.

Please refer to the floorplans and photos for the full extent of the property layout and accommodation.







#### **Tenure**

Leasehold (144 years remaining)

#### **Local Authority**

Sevenoaks District Council

#### **Services**

All mains services. Gas fired central heating.

#### **Outgoings**

Council Tax 'D' 2020/2021 £1,979.07

Current ground rent £400.00 per annum

Current Service/Maintenance charge £2,000.00 per annum.

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office. Telephone: +44 (0) 1732 789 700.

#### **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 Bourchier Court can be found on the left hand side, just before the parade of shops and the station.

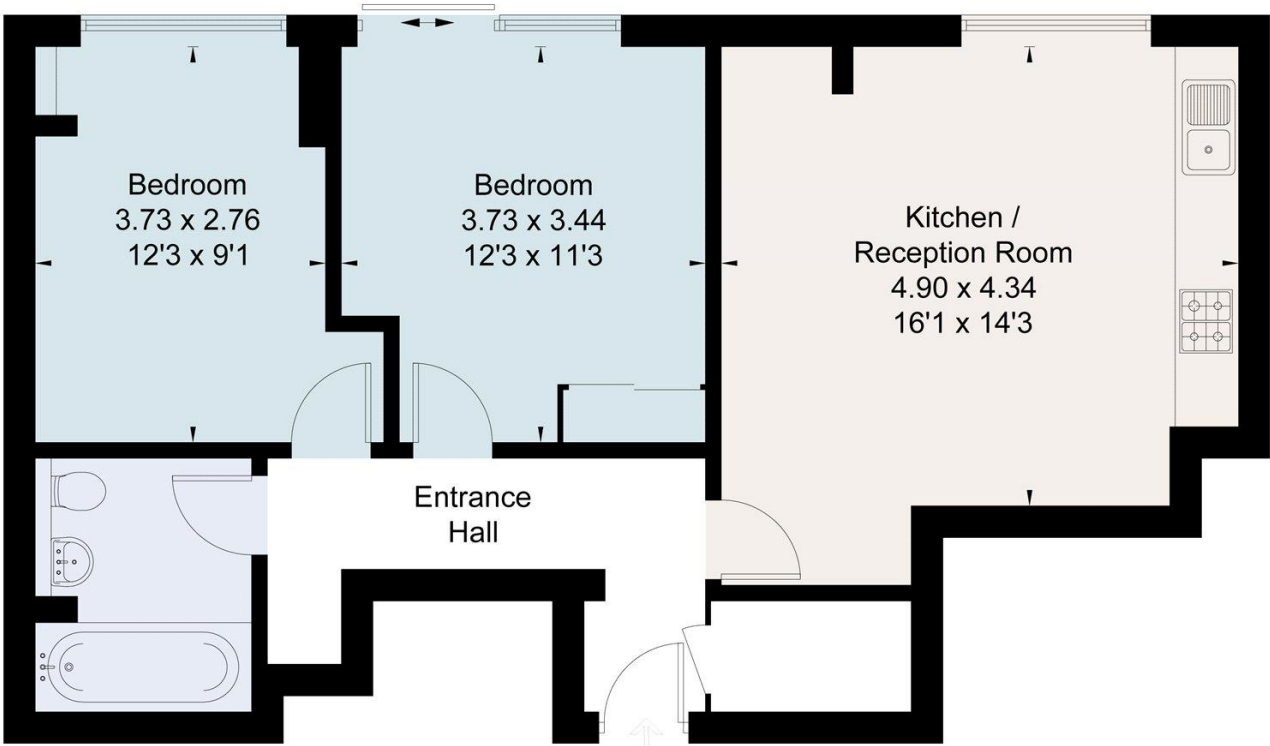


48 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FD  
Gross Internal Area 676 sq ft, 62.8 m<sup>2</sup>

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Approximate Area = 62.8 sq m / 676 sq ft  
For identification only. Not to scale.  
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 264378

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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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