



Modern & spacious apartment with a balcony & parking

10 Redwood Place, Morewood Close, Sevenoaks, Kent, TN13 2BE

£379,000 Leasehold



- Stylish first floor apartment • Sevenoaks station approx. 0.5 miles
- Two bedrooms • Two bathrooms • Balcony • Communal gardens
- Allocated parking

Local Information

Redwood Place is ideally situated for Sevenoaks mainline station (0.4 miles) and the town centre (0.5 miles) which has a wide range of shops and restaurants.

- Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross/London Bridge/Waterloo East.

- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse 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.

About this property

10 Redwood Place is a spacious and well-presented first floor apartment, offering superb contemporary open plan accommodation. The apartment benefits from a stylish kitchen, two bedrooms, (one en suite), a balcony, allocated parking and communal gardens.

- The well-proportioned sitting/dining room features a delightful balcony and an outlook over the communal gardens.

- The contemporary kitchen is fitted with wall and base units and integrated appliances.

- The two bedrooms, (one with a stylish en suite shower room), both benefit from full height windows and built-in wardrobes.

- The well-appointed bathroom completes the accommodation.

Tenure

Leasehold (125 years from February 2015)

Local Authority

Sevenoaks District Council.
Tax Band 'D' 2019/2020 £1,903.77

Outgoings

Ground rent approx. £300.00 per annum.
Service charge approx. £1,000.00-£1,200.00 per annum.

Services

Gas fired central heating.
All mains services connected.

Energy Performance

EPC Rating = B

Viewing

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



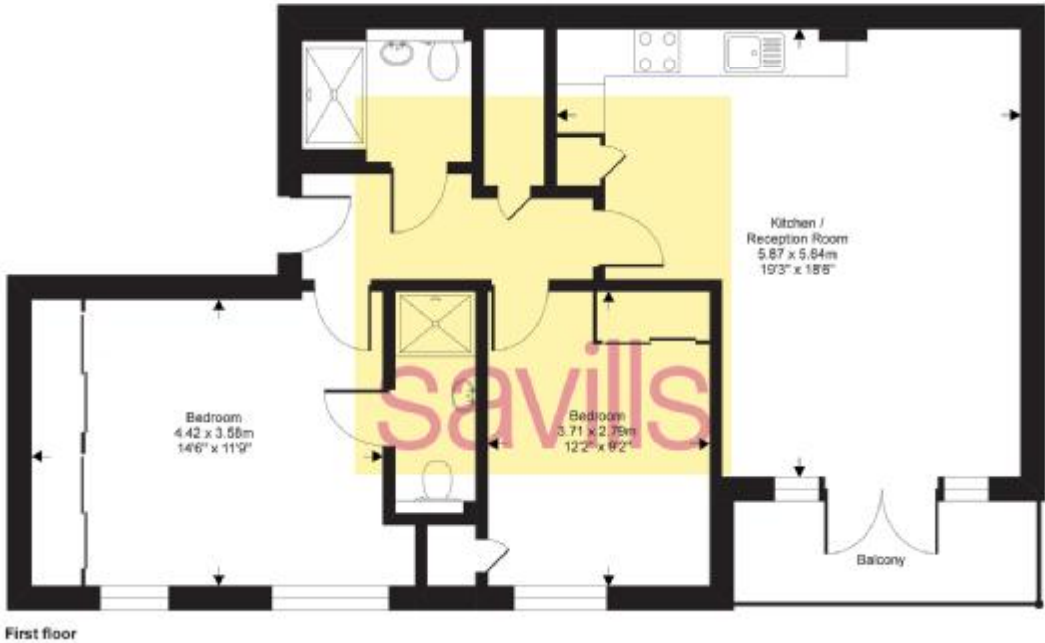
10 Redwood Place, Morewood Close, Sevenoaks, Kent, TN13
Gross Internal Area 756 sq ft, 70.2 m²

Oliver Hodges
Sevenoaks
+44 (0) 1732 789 700
ohodges@savills.com

onTheMarket.com | savills | savills.co.uk

Morewood Close, Sevenoaks, TN13

Gross internal floor area (approx):
70.2 sq m / 756 sq ft
For identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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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