



CONTEMPORARY TWO BEDROOM APARTMENT WITH ALLOCATED PARKING

80 BOURCHIER COURT, LONDON ROAD
SEVENOAKS, KENT, TN13 1FD

Guide Price £415,000, Leasehold



SET IN A PRIME SEVENOAKS LOCATION IDEAL FOR THE STATION AND HIGH STREET

- Spacious & stylish sixth floor apartment
 - Excellent location
 - Station approx. 0.1 miles
 - High Street approx. 0.4 miles
 - Two Bedrooms (One En Suite)
 - Two Bathrooms
 - One Reception Room
 - Allocated Parking
 - EPC Rating = C
 - Council Tax = D
-

Situation

80 Bouchier 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.

- 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.

Description

80 Bouchier Court is a stylishly designed apartment offering spacious and open plan accommodation with full-height windows throughout, allowing light to flood the property. 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. Set in a central Sevenoaks location within 0.1 miles of the station and 0.4 miles of the High Street.

- The communal hall offers both stairs and a lift to all floors.
- The entrance hall benefits from a coats cupboard and an airing cupboard with space for a washing machine.



- The open plan kitchen/dining/sitting room provides a modern and spacious living area. The Commodore kitchen is fitted with a contemporary range of wall and base units with work surfaces incorporating a stainless steel sink. Integral appliances include a Bloomberg oven and electric hob with Smeg extractor over, Beko dishwasher and fridge/freezer.

- The well-proportioned master bedroom has a built-in wardrobe and is served by the well-appointed en suite comprising a double drench head shower, wash basin, heated towel rail and WC.

- There is a further double bedroom with a Juliette balcony.

- The stylish bathroom comprises a bath with shower over, wash basin, heated towel rail and WC.

- Bouchier 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 ground floor 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.

Tenure

Leasehold 150 years from and including 1 January 2016.

Services

All mains services. Gas fired central heating.

Local Authority

Sevenoaks District Council 01732 227 000

Outgoings

Council Tax 'D' 2019/2020 £1,903.77

Service charge £3,012.90 per annum.

Parking Maintenance Fee £130.00 per annum.

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 the station.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 744 sq ft, 69.1 m²

Approximate Area = 69.1 sq m / 744 sq ft
For identification only. Not to scale.
© Fourwalls Group



Sixth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 239999

Sevenoaks
Oliver Hodges
ohodges@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. 20190815EMFR

