



## Stylish apartment with balcony and secure parking

17 Railway & Bicycle Apartments, 205 London Road, Sevenoaks, Kent, TN13 1DW

£365,000 Leasehold



- Adjacent to Sevenoaks station
- High Street approx. 0.6 miles
- Contemporary finish throughout
- Two bedrooms
- South facing balcony
- Allocated parking space

**Local Information**

17 Railway and Bicycle is ideally situated adjacent to Sevenoaks mainline station and within 0.6 miles of the High Street with its multitude of shops, supermarkets, pubs and restaurants.

Mainline Rail Services: Sevenoaks to Charing Cross, Cannon Street and London Bridge.

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, rugby and football in the Vine area of Sevenoaks.

**Please note all distances are approximate.**

**About this property**

17 Railway and Bicycle is a bright and spacious first floor apartment, ideally located adjacent to Sevenoaks mainline station. The property offers a light and open plan kitchen/living area, two double bedrooms and a stylish bathroom. Also of benefit is a delightful south facing balcony, lift and an allocated, secure parking space.

The private entrance hall offers a large storage cupboard and an airing cupboard with space for a washing machine.

The light, open plan sitting/dining room has access to the balcony and views over the communal gardens.

The adjoining modern kitchen is fitted with a range of wall and base units with work surfaces incorporating a single bowl sink. Integrated appliances include an oven, hob, dishwasher and fridge/freezer.

There are two bright and well-proportioned double bedrooms, both with views to the rear and a well-appointed bathroom.

The property benefits from an allocated parking space.

**Tenure**

Leasehold  
125 years from and including 30th June 2012

**Local Authority**

Sevenoaks District Council  
01732 227000

**Outgoings**

Tax Band 'D' 2019/2020 £1,903.77  
Ground rent £300.00  
Service charge £920.00 half yearly

**Services**

All mains services connected.

**Directions**

On exiting Sevenoaks station, turn right and The Railway and Bicycle apartments are on your immediate right.

**Viewing**

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

**Agent note**

Photographs taken in November 2014.



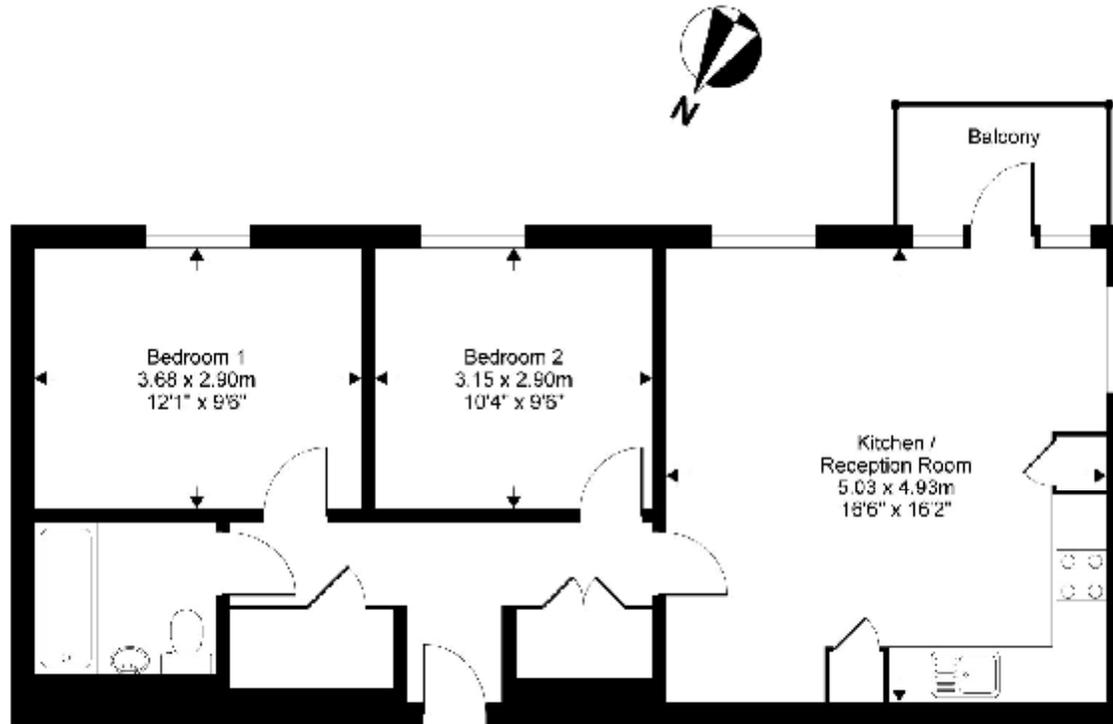
## London Road, Sevenoaks, TN13

Gross internal floor area (approx):

58.8 sq m / 633 sq ft

For Identification only - Not to scale

Niche Communications



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-95) B		
(69-81) C	79	79
(55-69) D		
(39-55) E		
(21-39) F		
(1-21) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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