



Spacious apartment conveniently located in the centre of Sevenoaks.

**4 St. Nicholas Court, Lime Tree Walk, Sevenoaks, Kent, TN13 1TU**

£735,000 Leasehold (975 years remaining)





- No onward chain • Spacious apartment
- Well located for town & station
- Sevenoaks station approx. 0.7 miles
- One secure underground parking spaces
- Communal gardens

#### Local Information

Comprehensive Shopping:  
Sevenoaks (0.2 miles), Tunbridge  
Wells and Bluewater.

#### Mainline Rail Services:

Sevenoaks (0.7 miles) to London  
Bridge/Charing Cross/Cannon  
Street.

Schools: There are many highly  
regarded schools in the area both  
state and private.

Sporting Facilities: Golf clubs in  
Sevenoaks include Wildernesse  
and Knole. Nizels Golf Club and  
private health centre,  
Hildenborough. Sevenoaks sports  
and leisure centre. Cricket, rugby,  
football and hockey in the Vine  
area of Sevenoaks.

All distances are approximate.

#### About this property

Flat 4 is located on the ground  
floor of St Nicholas Court which  
comprises ten apartments.

The double aspect sitting room  
has direct access to the balcony.

The kitchen is fitted with a  
comprehensive range of wall and  
base units with integral  
appliances.

There are two bedrooms (one en  
suite), and a further bathroom.

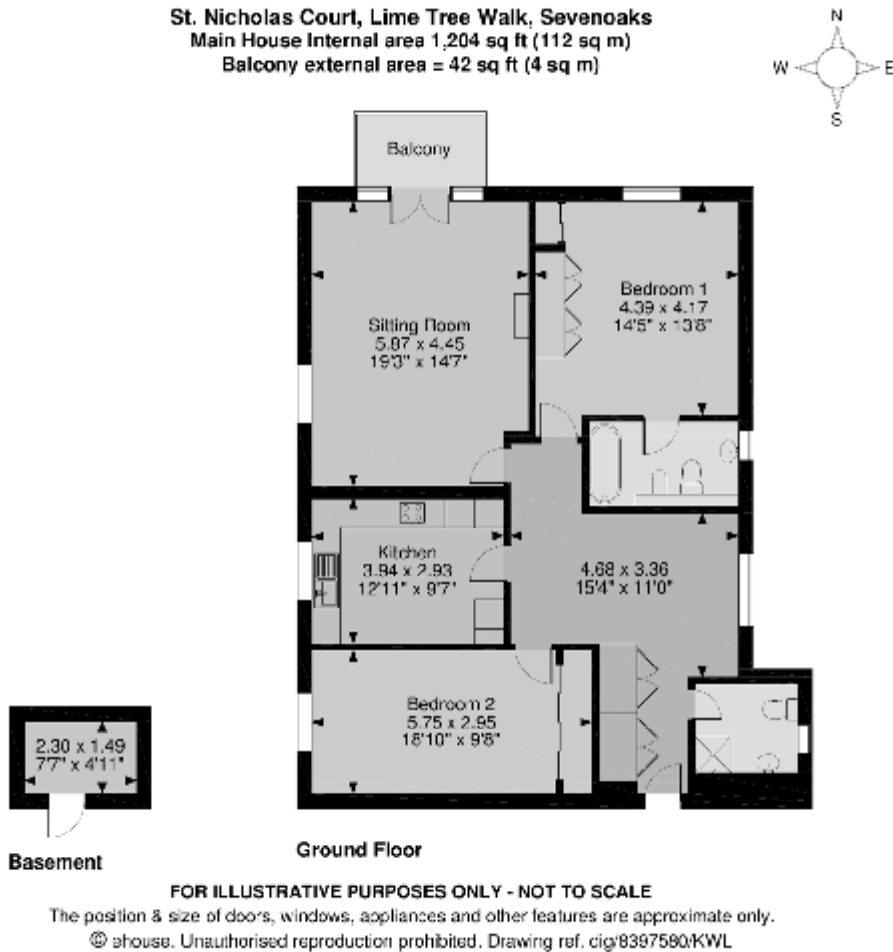
There is an allocated secure  
parking space and a storage  
room has power and light.  
Additional visitor parking is  
available.

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



4 St. Nicholas Court, Lime Tree Walk, Sevenoaks, Kent, TN13 1TU  
Gross Internal Area 1,204 sq ft, 112 m²  
Balcony 42 sq ft, 4 m²  
Total 1,246 sq ft, 116 m²

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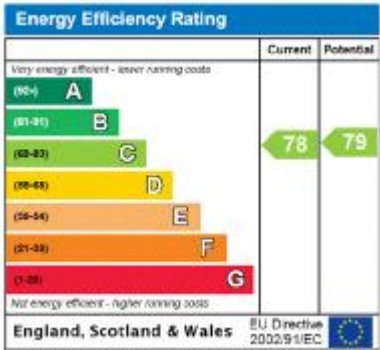
**Tenure**  
Leasehold (975 years remaining)

**Outgoings**  
Current annual management charge  
£2,266.00

**Local Authority**  
Sevenoaks District Council

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

**Directions**  
From the Post Office in South Park,  
proceed down the hill towards the  
station and St Nicholas Court will be  
found after a short distance on the  
right hand side on Lime Tree Walk.



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