



# Spacious and stylishly-presented apartment.

5 Nicolson Way, Sevenoaks, Kent, TN13 3RG

Guide price £280,000 - Leasehold





- Two bedroom ground floor apartment
- Conveniently situated for local amenities
- High Street and Station approx. 1.5 miles
- Private courtyard and garden
- Footpath to St. John's Primary School - approx. 0.2 miles

**Situation**

5 Nicolson Way is situated in a convenient position within 1.5 miles of Sevenoaks High Street and the station which provides services to Charing Cross, Cannon Street and London Bridge. There are many highly regarded private and state schools in Sevenoaks and surrounding areas, as well as an extensive range of leisure clubs and facilities.

**Description**

5 Nicolson Way is a recently refurbished ground floor apartment with spacious and stylishly-presented

accommodation, a courtyard area and tiered lawned garden.

- The living room is light and spacious, with sliding doors opening to the private courtyard and garden.

- The modern kitchen is fitted with a range of high gloss wall and base units. Lamona appliances include induction hob with extractor over, oven, slimline dishwasher and fridge.

- There are two bedrooms, both with views to the side. One of these benefits from two built-in storage cupboards.

- The utility room offers space for appliances, a large storage cupboard and direct access to the rear courtyard and garden.

- A stylishly appointed bathroom completes the accommodation.

- Number 5 also benefits from a garage providing parking.

**Tenure**

Leasehold – 125 years from January 22<sup>nd</sup> 1990

**Services**

All mains services connected. External power and water.

**Outgoings**

Ground rent - £10 per annum  
Service charge approx.. £350 per annum.

Tax Band 'C' – Charges for 2019/2020 £1,692.24

**Local Authority**

Sevenoaks District Council - 01732 227000.

**Energy Performance**

EPC Rating = C

**Viewing**

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

Telephone: 01732 789 700.





**Directions**

From our Sevenoaks office, proceed in a northerly direction along the High Street, continuing past The Vine Cricket Grounds on the right. After passing a parade of shops on the right, take the second right onto Wickenden Road. Follow Wickenden Road around to the left and take the first turning on the right onto Little Wood. Upon reaching a T-junction, turn right onto Hillingdon Rise and take the first right onto Garden Road. At the crossroads, turn left onto Hillingdon Rise and then shortly right onto Nicolson Way. Number 5 can be found shortly on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Nicolson Way, Sevenoaks, Kent, TN13

Gross Internal Area 789 sq ft, 73.3 m<sup>2</sup>

Oliver Hodges

Sevenoaks

+44 (0) 1732 789 700

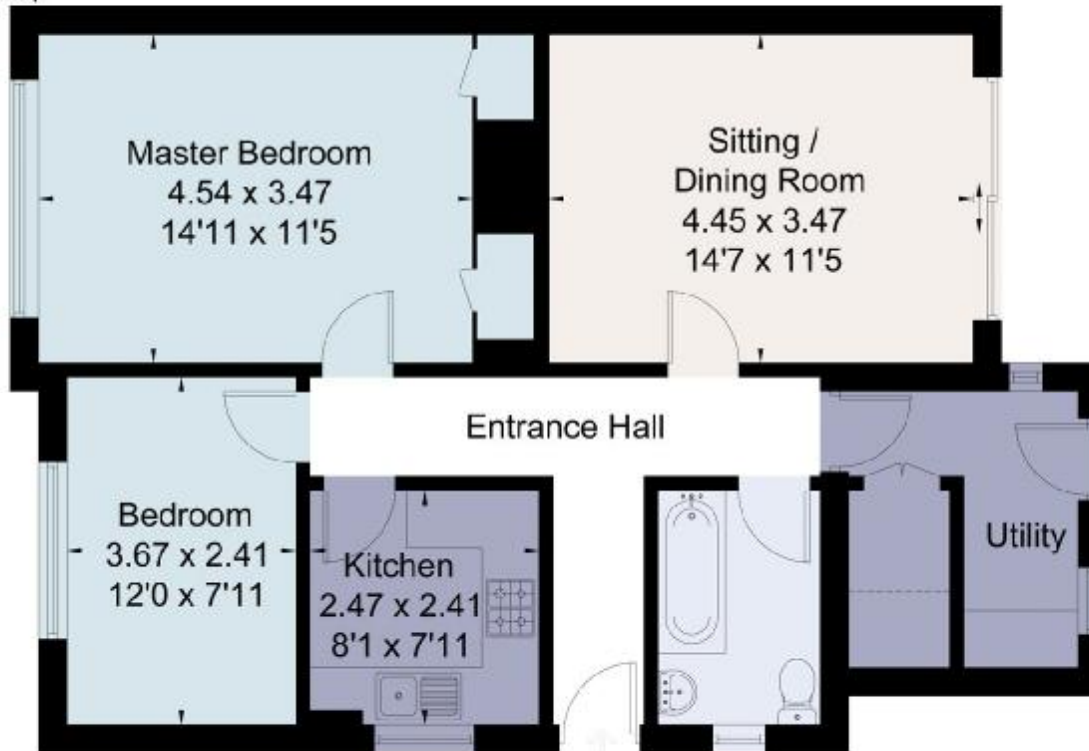
ohodges@savills.com



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Approximate Area = 73.3 sq m / 789 sq ft  
Including Limited Use Area (1.3 sq m / 14 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)  
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