



Spacious and stylishly-presented apartment.

5 Nicolson Way, Sevenoaks, Kent, TN13 3RG

Guide price £274,000 - 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 22nd 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

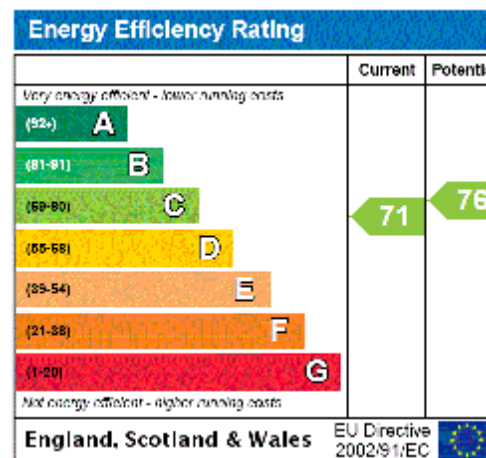
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: 01732 789 700.





Directions

From our Sevenoaks office, proceed in a northly 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.



Nicolson Way, Sevenoaks, Kent, TN13

Gross Internal Area 789 sq ft, 73.3 m²

Oliver Hodges

Sevenoaks

+44 (0) 1732 789 700

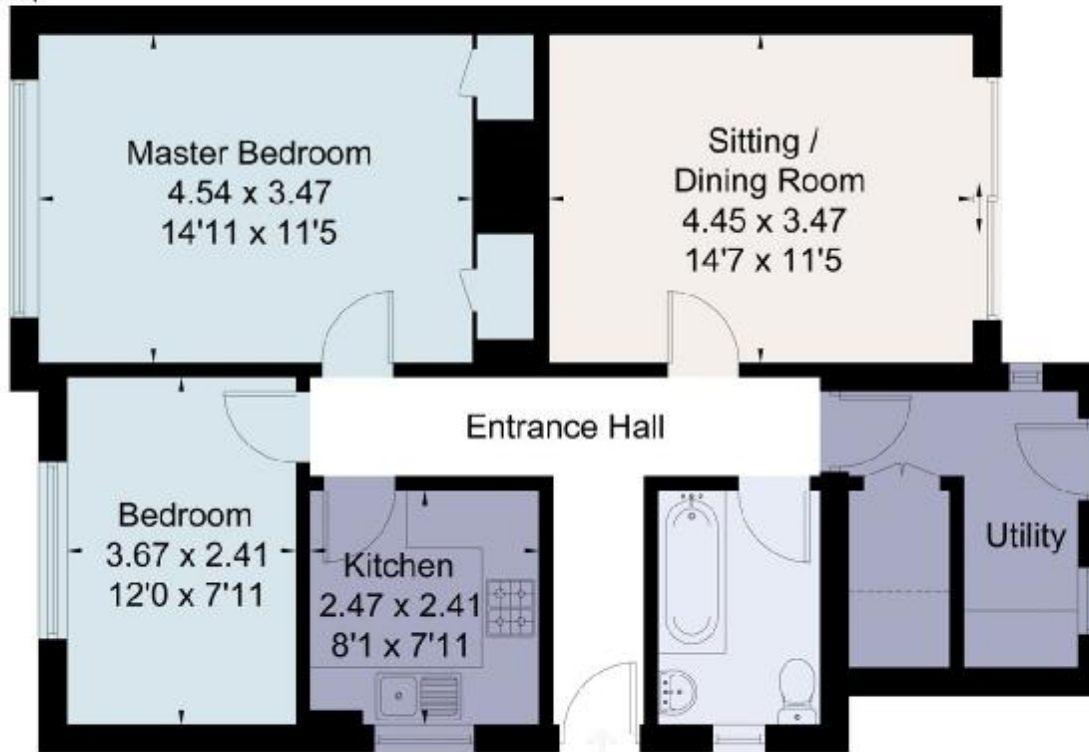
ohodges@savills.com



savills

[savills.co.uk](https://www.savills.co.uk)

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.
© Fourwalls Group



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
[fourwalls-group.com](https://www.fourwalls-group.com) 242226

Important notice Savills, its 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, photographs 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. 20190913EMFR

