



Stylish apartment with a west-facing balcony, located 0.2 miles from the station

4 The Edge, Mount Harry Road, Sevenoaks, Kent, TN13 3JN

Guide Price £495,000 Leasehold

savills

- Excellent central location • High Street approx. 0.7 miles
- Superb west facing balcony • Open plan living • Two double bedrooms, both en suite • Secure parking space

Local Information

4 The Edge is set in a prime Sevenoaks location, 0.2 miles from the station, 0.7 from the town and 1.7 miles from Knole Park, which is one of Kent's last medieval deer parks and enjoys over 1,000 acres of beautiful parkland.

- Mainline Rail Services: Sevenoaks to London Bridge/Charing Cross/Cannon Street.
- Schools: There are many highly regarded state and private schools in the area.
- Leisure Facilities: Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks leisure centre. Cricket, hockey, football and rugby in the Vine area of Sevenoaks. Sevenoaks tennis club. Sevenoaks bowling club.

Please note all distances are approximate.

About this property

4 The Edge is a contemporary first floor apartment, set in a superb central Sevenoaks location. Completed in 2013 and finished to a high specification throughout, the apartment benefits from the remainder of an NHBC warranty. The accommodation provides light and open plan living spaces with a stylish kitchen, generous west-facing balcony and two double bedrooms, both en suite. Also of note is the secure undercroft parking space, video entry system and lift access.

- The entrance hall benefits from a built-in airing cupboard and a coats cupboard.
- The open plan kitchen/dining/sitting room provides light and spacious accommodation, ideal for both everyday living and entertaining. Doors open to the generous balcony which enjoys a westerly aspect.

- The stylish kitchen is fitted with a range of wall and base cupboards, with an island unit with a wine cooler, and a Corian worktop extending to provide a breakfast bar and a 1½ bowl sink within the main work surfaces. Integral AEG appliances include an electric hob (with extractor over), oven, microwave, fridge/freezer, dishwasher and a washer/dryer.
- The double aspect principal bedroom has a built-in wardrobe and a well-appointed en suite shower room.
- There is one further double bedroom with built-in wardrobes and a stylish en suite bathroom.
- The apartment benefits from one secure undercroft parking space.

Tenure

Leasehold. 125 years from and including 1 January 2012.

Local Authority

Sevenoaks District Council
01732 227000

Outgoings

Tax Band 'E' 2019/2020
£2,253.56
Maintenance/Service charge
£1,800.00 per annum

Services

All mains services connected.
Gas fired central heating.

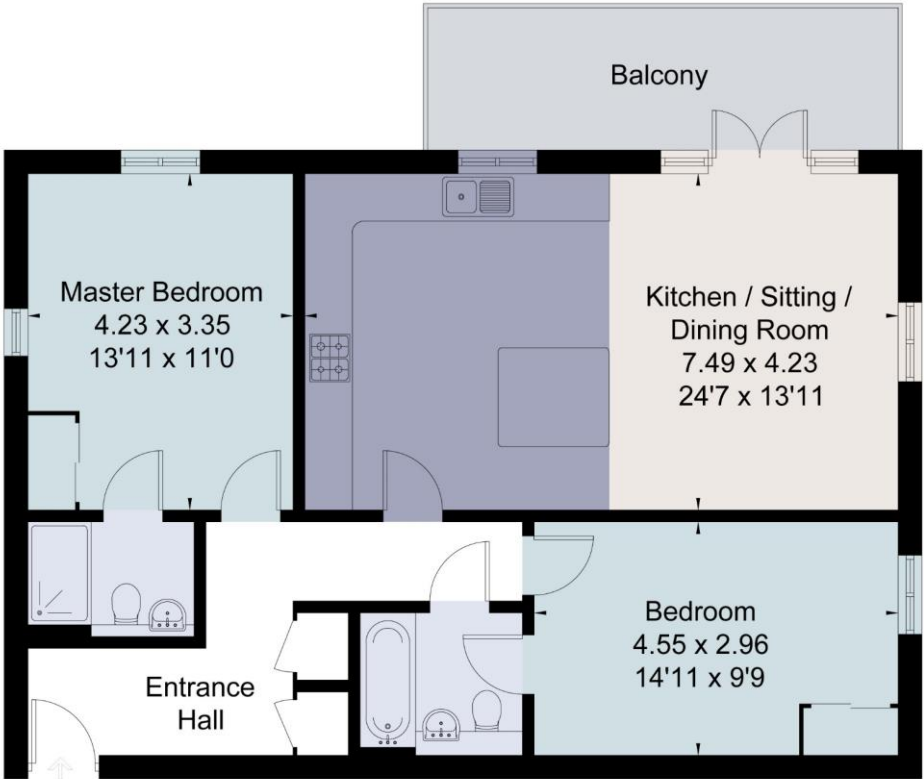




4 The Edge, Mount Harry Road, Sevenoaks, Kent, TN13
Gross Internal Area 873 sq ft, 81.1 m²

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Approximate Area = 81.1 sq m / 873 sq ft
For identification only. Not to scale.
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First Floor


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Directions

From our office on Sevenoaks High Street proceed in a southerly direction and turn immediately right onto London Road. Continue to follow the road, passing the station on your left. Take the next turning on your right onto Hitchen Hatch Lane. Continue to follow the road as it joins Mount Harry Road and The Edge can be found shortly on the left hand side.

Viewing

All viewings will be accompanied and are strictly by prior arrangement.

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

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