



A bright & spacious apartment situated on a private road, 0.4 miles from the station

16 Clarendon Place, Clarendon Road, Sevenoaks, Kent, TN13 1DT

Guide Price £450,000 Leasehold



• Sought after central location • No onward chain • Station and town within 0.5 miles • Two double bedrooms, one en suite • South facing balcony • Secure allocated parking

Local Information

Clarendon Place is situated on a private road off Granville Road, in an excellent central location, within 0.5 miles of Sevenoaks town centre.

- Mainline rail services: Sevenoaks (0.4 miles) to London Bridge/Charing Cross/Cannon Street.
- Schools: There are many highly regarded state and private schools in the area.
- Please note all distances are approximate.

About this property

16 Clarendon Place is a light and well-proportioned first floor apartment, offering open plan living accommodation, and superbly situated 0.4 miles from Sevenoaks station. The apartment has recently been re-decorated throughout, and of particular note is the delightful south facing balcony, secure parking, telephone entry system and lift.

- The generous sitting/dining room has doors to the south-facing balcony, enjoying views over the charming communal gardens, together with a useful built-in storage cupboard.
- The kitchen is fitted with a range of wall and base cupboards, with work surfaces incorporating a 2½ bowl sink. Integral appliances include a double oven and ceramic hob with extractor over. Space for a washing machine, dishwasher and fridge/freezer.
- There are two double bedrooms, both benefitting from built-in wardrobes, and one with a well-appointed en-suite shower room.
- Adjacent to one of the bedrooms is an airing cupboard.
- A modern bathroom completes the accommodation.
- Clarendon Place is approached via electrically operated wrought iron gates over a driveway to an undercover car park, with allocated parking for one car.

- The well-maintained communal gardens are predominantly laid to lawn and interspersed with mature shrubs and trees.
- Each apartment shares a bin storage cupboard with another apartment, with refuse collected on a weekly basis by a caretaker.

Tenure

Leasehold. 125 years from 1987.

Local Authority

Sevenoaks District Council
01732 227000

Outgoings

Tax Band 'F' 2019/2020
£2,749.89
Annual maintenance charge
£2,600.00

Services

Mains electricity and water.

Directions

From the Post Office on the corner of South Park, proceed down South Park, towards the station, which will become Granville Road. Turn left opposite Gordon Road into Clarendon Road, and at the end of the road, turn right and the entrance to Clarendon Place can be found after a short distance on the left hand side.

Viewing

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



Clarendon Place, Clarendon Road, Sevenoaks, Kent, TN13 1DT
Gross Internal Area 945 sq ft, 87.8 m²

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16 Clarendon Place, Sevenoaks

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87.8 sq m (945 sq ft)

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(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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