



CONTEMPORARY AND WELL PRESENTED DUPLEX APARTMENT IN THE GROUNDS OF NIZELS GOLF AND HEALTH CLUB

7 NIZELS KNOLL, NIZELS LANE,
HILDENBOROUGH, KENT, TN11 8NU

Guide Price £389,950

savills

- Stylish duplex apartment • One year free membership to Nizels Golf or Health Club
- Hildenborough station 1 mile • Sitting/dining room
- Contemporary kitchen/breakfast room
- Two double bedrooms • Well-appointed bathroom
- Set within the grounds of Nizels Golf and Health Club
- Allocated parking

Situation

- Comprehensive Shopping: Sevenoaks (3.5 miles), Tonbridge (4.5 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Hildenborough (1 mile) to Cannon Street/Charing Cross/London Bridge.
- Schools: There are many highly regarded schools in the area both state and private.
- Sporting Facilities: The Nizels Golf Club which also has a private health/fitness centre. Golf clubs in Sevenoaks include Wildernesse and Knole. Sevenoaks sports and leisure centre.
- **Please note all distances are approximate.**

Description

7 Nizels Knoll is a stylishly presented duplex apartment arranged over the first and second floors of an attractive Georgian-style building, completed in 2008 as part of a luxury development of eight apartments. The development is situated within the grounds of Nizels Golf and Health Club.

- Sash windows (all sealed unit double glazed), painted panelled doors with polished chrome door fittings, brushed chrome power sockets and light switches, deep skirting boards, under floor heating throughout.

- Communal entrance with stairs rising to the private first floor entrance hall with storage cupboard and useful study/second bedroom, with innovative custom built 'hidden ceiling' bed. A staircase leads to the majority of the living accommodation which is arranged over the second floor.

- Double aspect sitting/dining room featuring an American oak wood flooring, decorative period-style fireplace and opaque glass fronted base cabinets which create a low level partition to the kitchen.

The contemporary and double aspect kitchen/breakfast room is fitted with a range of high gloss and dark wood effect wall and base units by Hacker of Germany, complemented by stunning composite stone work surface



with 1½ bowl stainless steel sink and incorporating a feature glass breakfast bar.

- Integral Neff appliances comprise a four ring induction hob with extractor over, wall mounted oven, microwave/combination oven, washing machine, dishwasher and fridge/freezer.
- Arranged over the remainder of the second floor is the master bedroom with fitted wardrobes and the luxurious bathroom featuring a stylish wood vanity unit with circular bowl sink, bath, double corner shower cubicle, heated towel rail and WC. 7 Nizels Knoll is approached by a paved path and accessed via a communal ground floor entrance.
- To one side of the building is the private car park which is a secure area with electronically controlled barrier gates. The apartment benefits from two car parking spaces.

Agents Note

Photographs taken in March 2013.

Services

Thermostatically controlled under floor heating (electric wet system). Pressurised hot water system. All mains services.

Outgoings

Tonbridge and Malling District Council – 01732 844522. Tax Band 'E'.

The service charge per annum is £4,000; paid in two instalments of £2,000.

Directions

From Sevenoaks proceed southwards on the B245 following signs towards Hildenborough. Take the right turn into Nizels Lane (signposted Nizels Golf Club). Continue over the bridge and take the right turn into Nizels private golf and leisure club. Nizels Knoll apartments can be seen straight ahead by the 18th hole.

Viewing

Strictly by appointment with Savills.



7 Nizels Knoll, Hildenborough

Gross internal area (approx.)

House - 89.1 sq m (959 sq ft)

For identification only - Not to scale
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First floor



Second floor

Sevenoaks
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Tenure

Leasehold. 999 years from 1 August 2006. Share of Freehold. The Nizels Residential Management Company hold the freehold title to Nizels Knoll and all apartments have equal shares in the Nizels Residential Management Company. There are no other shareholders other than the apartment owners and three directors, elected from the apartment owners, serve on the Board.

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