



Contemporary third floor apartment set in a prime location

17 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FB

Guide Price £425,000 Leasehold



- Stylish open plan living • Superb location for station & town
- Allocated parking • Two double bedrooms, one en suite
- Communal gardens

Local Information

17 Bourchier Court is set in a prime Sevenoaks location. It benefits from excellent access to both the station (0.1 miles) and the High Street (0.4 miles), which includes a multitude of shops, public houses, restaurants and supermarkets. Also of particular note is Knole Park (0.9 miles), 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.
- Leisure Facilities: Hollybush Recreation Ground and Tennis Centre. Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough, which also has a health/fitness centre. Sevenoaks leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks. Sevenoaks Tennis Club.

Please note all distances are approximate.

About this property

17 Bourchier Court is a stylishly designed third floor apartment that offers spacious and open plan accommodation. The apartment was finished in 2017 and includes the remainder of an NHBC warranty. Features include a telephone entry system, lift to all floors, CCTV, allocated parking, and striking landscaped communal gardens.

- The communal hall offers both stairs and a lift to all floors.
- The private entrance hall benefits from a built-in utility cupboard with space for a washing machine.
- The double aspect, open plan kitchen/dining/sitting room provides a modern and spacious living area, with far reaching views and Porcelanosa wood effect flooring. The kitchen is fitted with a contemporary range of wall and base cupboards, with work surfaces

incorporating a stainless steel sink and integral appliances.

- The generous master bedroom benefits from a built-in wardrobe, views across the communal grounds and a well-appointed en suite shower room.
- There is a further double bedroom, and a contemporary bathroom completes the accommodation.
- Bourchier Court benefits from superb communal areas with a daytime (7am to 7pm) concierge and a business suite (with a lounge and private boardroom). The gardens comprise a courtyard with attractive circular planters, seasonal beds and benches. A staircase rises to an upper level with an area of lawn, a central water feature, herbaceous borders and additional benches.
- The apartment benefits from an allocated parking space.

Lease

150 years from and including 1 January 2016

Local Authority

Sevenoaks District Council
01732 227000

Services

All mains services connected.

Outgoings

Tax Band 'D'
Service Charge approx £3,012.90 per annum.
Parking Maintenance Fee approx £130.00 per annum.



17 Bouchier Court, London Road, Sevenoaks, Kent, TN13
Gross Internal Area 775 sq ft, 72.0m²

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17 Bouchier Court, Sevenoaks
Gross internal area (approx) 72.0 sq m/ 775 sq ft

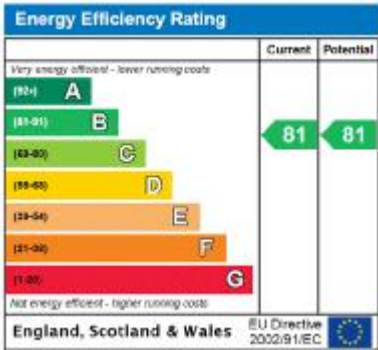


Third floor

For identification only - Not to scale
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Directions: From our office on Sevenoaks High Street proceed in a southerly direction and take the first right onto London Road. Continue to follow the road for about 0.6 miles and Bouchier Court can be found on the left hand side, just before the parade of shops and shortly before the station.

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



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