



Stylish one bedroom apartment, well located for station & town

Flat 7, New Inn, 75-77 St. Johns Hill, Sevenoaks, Kent, TN13 3NY

£239,950 Leasehold



- Excellent central location • Well-presented accommodation
- High Street approx. 1 mile • Sevenoaks station approx. 1 mile
- Bat & Ball station approx. 0.3 miles • One bedroom
- Communal gardens

### Local Information

Flat 7, New Inn is conveniently located for Sevenoaks High Street with its multitude of shops, supermarkets, pubs and restaurants, and within 0.3 miles of Bat & Ball station.

- Comprehensive Shopping: Sevenoaks (1 mile), Tunbridge Wells & Bluewater.
- Mainline Rail Services: Bat & Ball (0.3 miles) to Blackfriars; Sevenoaks (1 mile) to Cannon Street/Charing Cross/London Bridge/Waterloo East.
- Leisure Facilities: Wildernesse & Knole Golf clubs in Sevenoaks. Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Sports & Leisure Centre. Cricket, Hockey, Football & Rugby in the Vine area of Sevenoaks.

- All distances are approximate.

### About this property

Flat 7 is a well-presented top floor apartment, within a development of 10 flats. Built in 2016, the property benefits from the remainder of a 10 year Buildzone warranty.

- The spacious triple aspect open plan kitchen/dining/living room offers a great space for everyday living and entertaining. The kitchen is fitted with a comprehensive range of high-gloss wall and base units and integral Bosch appliances.

- A stylish bedroom and well-appointed bathroom complete the accommodation.

- There is a communal outside space with terraces and raised beds.

- Parking permits can be obtained for St John's car park from Sevenoaks District Council.

### Tenure

Leasehold. 125 years from 1<sup>st</sup> September 2016.

### Outgoings

Ground rent approx. £300.00 per annum.  
Service charge approx. £465.00 per annum.

### Local Authority

Sevenoaks District Council. Tax Band 'C'.

### Services

Gas fired central heating. All mains services connected.

### Energy Performance

EPC Rating = B

### Directions

From Sevenoaks High Street head North on the A225. Continue for approx. 1.1 miles, passing The Vine cricket ground on your right. 75-77 St Johns Hill will be found on the left hand side.

### Viewings

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.





Flat 7, New Inn, 75-77 St. Johns Hill, Sevenoaks, Kent, TN13  
Gross Internal Area 555 sq ft, 51.6 m²

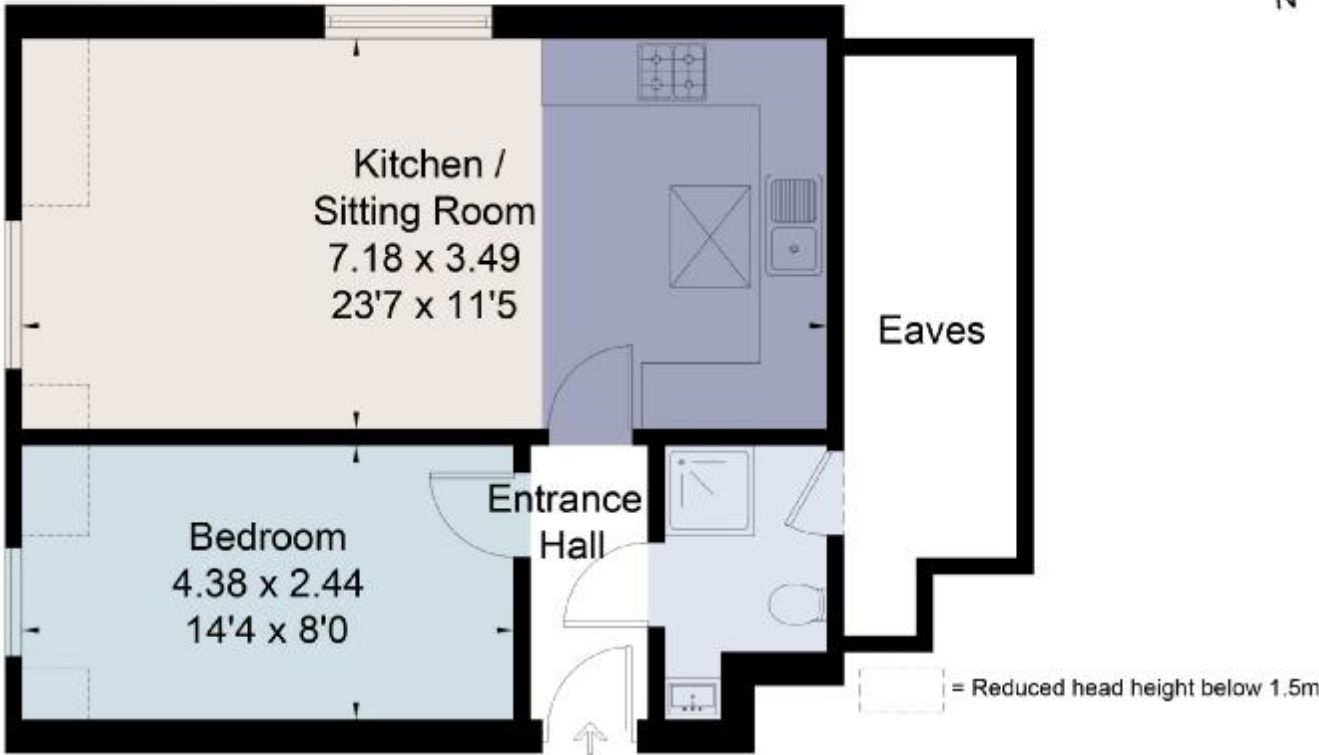
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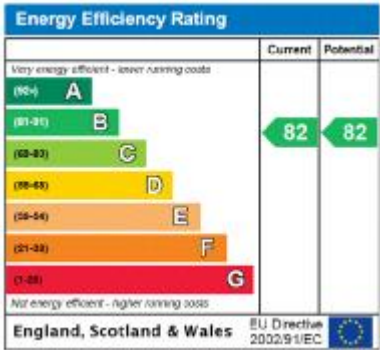
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Approximate Area = 51.6 sq m / 555 sq ft (Including Eaves)  
Including Limited Use Area (9.3 sq m / 100 sq ft)  
For identification only. Not to scale.  
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Second Floor

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