



Spacious apartment set in the heart of Sevenoaks with excellent access for the town and station

1 St. Nicholas Court, Lime Tree Walk, Sevenoaks, Kent, TN13 1TU

£725,000 Leasehold (976 years remaining)



- Spacious apartment • Private terraced garden
- Well located for town and station • Station approx. 0.7 miles
- Two secure underground parking spaces
- Communal gardens

Local Information

- Comprehensive Shopping: Sevenoaks (0.2 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (0.7 miles) to London Bridge/Charing Cross/Cannon Street.
- Schools: There are many highly regarded schools in the area both state and private.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernes and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks.
- All distances are approximate.

Directions

From the Post Office in South Park, proceed down the hill towards the station and St Nicholas Court will be found after a short distance on the right hand side on Lime Tree Walk.

Tenure

Leasehold (976 years remaining)

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = C

Viewing

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

Agent note: Photographs taken December 2018.

About this property

St Nicholas Court was constructed in 1998 and comprises ten apartments. Apartment One is located on the lower ground floor and has spacious accommodation. There is direct access from the sitting room onto a private terrace which in turn leads to the communal gardens. There are two secure underground parking spaces and communal gardens.

- There are two well-proportioned reception rooms: the dining hall has fitted cupboards and the sitting room is double aspect and has a fireplace.
- The kitchen is fitted with a comprehensive range of wall and base units with work surfaces, integral appliances and Amtico flooring.
- The two bedrooms feature a range of fitted furniture.
- Both the en-suite bathroom and the shower room are fully-tiled and feature white suites. The en-suite bathroom benefits from a range of matching fitted cupboards and a vanity unit with inset wash hand basin.
- There is allocated secure underground parking for two cars accessed via remote control electric up and over doors and with lift access to all floors. A storage room in this parking area has power and light.
- Additional visitor parking is available.



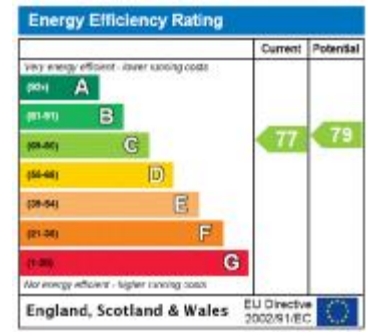
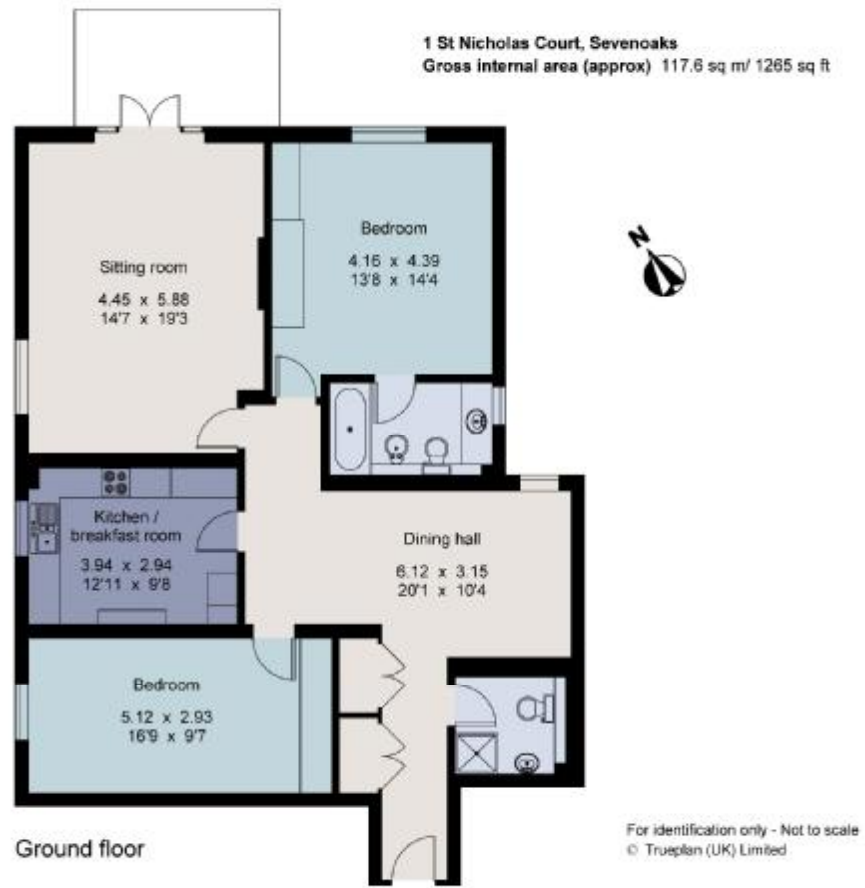
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Gross Internal Area 1265 sq ft, 117.6 m²



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