



Well located two bedroom apartment with two allocated parking spaces.

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

£430,000 Leasehold (145 years remaining)

savills

- Superb central location • Contemporary accommodation
- Two allocated parking spaces (1 undercroft)
- Communal grounds • Station approx. 0.1 miles
- High Street approx. 0.4 miles

Local Information

8 Bouchier Court is set in a central Sevenoaks location within 0.1 miles of the station and 0.4 miles of the High Street, 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.

• Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

• 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

8 Bouchier Court is a well presented two bedroom apartment offering spacious and modern accommodation. The apartment was built in 2017 and benefits from the remainder of an NHBC warranty. Features include full height windows, a Juliette balcony, video entry system, lift to all floors, CCTV, two allocated parking spaces (1 undercroft) and striking landscaped communal gardens.

• The sitting/dining room has an outlook to the rear and is open to the well-appointed modern kitchen area fitted with a contemporary range of wall and base units with integral appliances.

• There are two bedrooms, one with built-in wardrobes and an en suite shower room, the second is currently being used as a study. A bathroom completes the accommodation.

• Bouchier Court benefits from superb communal areas with a daytime (7am to 7pm) concierge and a business suite. The gardens comprise a courtyard with attractive circular planters, seasonal beds and benches. Steps rise to an upper level with an area of lawn, a central water feature, herbaceous borders and additional benches.

• The apartment benefits from two allocated parking space, one is within the secure gated undercroft parking area.

Tenure

Leasehold(145 years remaining)
Service Charge £2,400 in 2019.
Ground Rent £400 per annum.
Parking Maintenance Fee £130 per annum

Local Authority

Sevenoaks District Council

Energy Performance

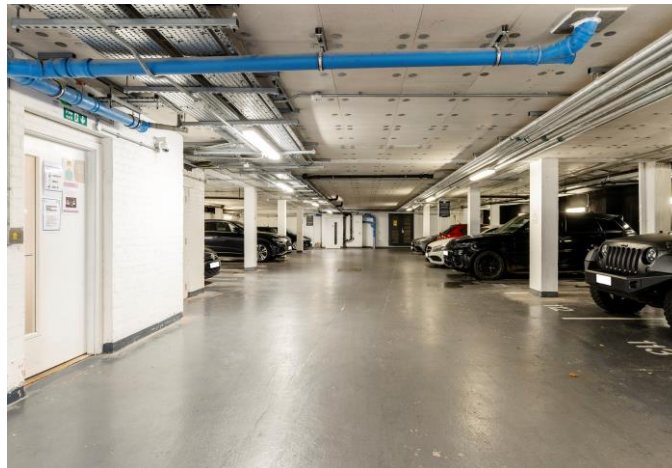
EPC Rating = C

Viewing

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

Telephone: +44 (0) 1732 789 700.



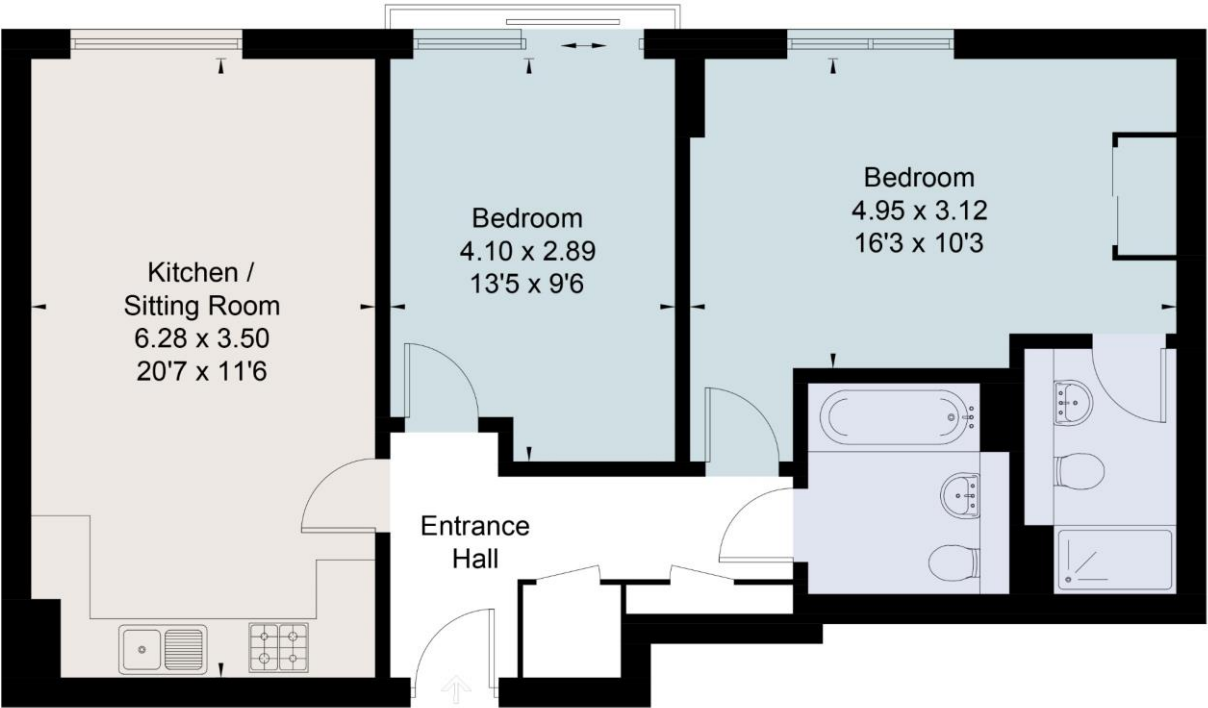


8 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FB
Gross Internal Area 749 sq ft, 69.6 m²

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Approximate Area = 69.6 sq m / 749 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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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 the station.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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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