



Well-proportioned first floor apartment approx. 0.1 miles from Sevenoaks station

Flat 2, Oak House, London Road, Sevenoaks, Kent, TN13 0HR

£430,000 Leasehold (113 years remaining)





- Superb central location • High Street approx. 0.5 of a mile
- Contemporary kitchen and bathroom suite
- Open plan living accommodation
- Secure allocated parking
- Excellent investment opportunity

#### Local Information

Oak House is ideally situated for Sevenoaks mainline station (0.1 of a mile) and the town centre (0.5 of a mile) Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross.

• Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

• Schools: There are many highly regarded schools in the area: [www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk)

• 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 and Rugby in the Vine area of Sevenoaks.

• Please note all distances are approximate.

#### About this property

Flat 2 is a modern two bedroom, first floor apartment within the popular development of Oak House which was completed in 2009. The apartment has a contemporary design with large windows allowing light to flood into the spacious accommodation, together with hardwood flooring throughout.

• Features include open plan living/dining area with large windows and a southerly facing balcony, and a comprehensively fitted kitchen of contemporary design with solid milled granite worktops, integrated SMEG appliances.

• Both double bedrooms have Juliette balconies and are served by a well-appointed bathroom with shower over the bath.

• There is a security entry phone system and a secure allocated parking space set behind electrically operated entry gates.

• The property is very conveniently situated on the London Road, within walking distance of Sevenoaks mainline station and the town centre.

#### Directions

From our Sevenoaks office proceed down the London Road where Oak House can be found on the left just after Granville Road before Sevenoaks mainline station.

**Outgoings:** Maintenance charges: £2,600.00 per annum. Ground rent: £300.00 per annum.

#### Tenure

Leasehold(113 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.



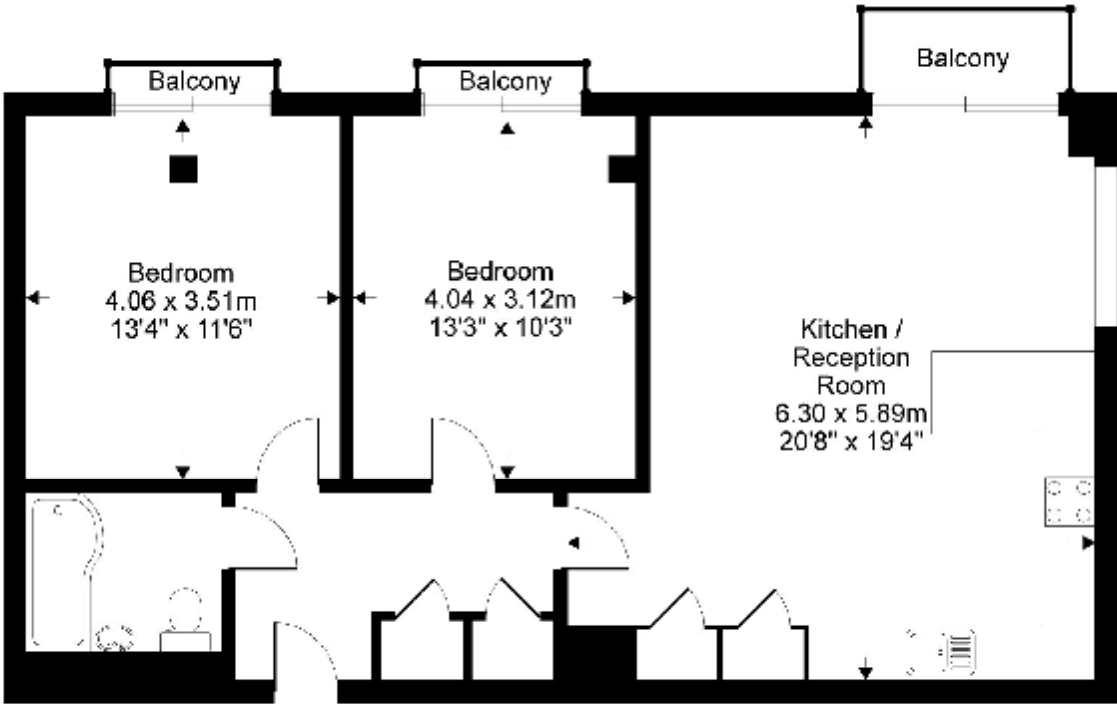




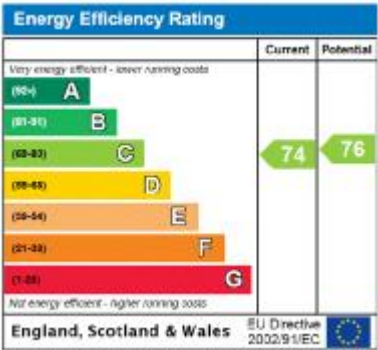
Flat 2, Oak House, London Road, Sevenoaks, Kent, TN13 0HR  
Gross Internal Area 809 sq ft, 75.2 m<sup>2</sup>

**Oak House, London Road, Sevenoaks, TN13**

Gross internal floor area (approx):  
75.1 sq m / 809 sq ft  
For Identification only - Not to scale  
Niche Communications



First floor



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