



Contemporary two bedroom apartment set in a prime Sevenoaks location ideal for the station and High Street.

83 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FD

£465,000 Leasehold (145 years remaining)



- Superb central location
- No onward chain
- Station 0.1 miles
- High Street 0.4 miles
- Communal grounds
- Open plan accommodation
- Allocated Underground Parking
- Spectacular views over the North Downs

Local Information

83 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

83 Bouchier Court is a stylishly designed apartment offering spacious and open plan accommodation with full-height windows throughout. The apartment was built in 2017 and benefits from the remainder of an NHBC warranty. Of particular note are the video 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 open plan kitchen/dining/sitting room provides a modern and spacious living area. The kitchen area is fitted with a comprehensive range of contemporary wall and base units with integral appliances
- There are two bedrooms, one with a built-in wardrobe and en suite shower room, and a further well-appointed bathroom.
- The apartment benefits from a secure, allocated underground parking space.
- 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. A staircase rises to an upper level with an area of lawn, a central water feature, herbaceous borders and additional benches.

Please refer to the floorplans and photos for the full extent of the property layout and accommodation.





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 Bourchier Court can be found on the left hand side, just before the parade of shops and the station.

Tenure

Leasehold (145 years remaining)

Local Authority

Sevenoaks District Council – Tax band 'D'

Outgoings

Maintenance charges - £2,740 per annum

Ground rent - £400 per annum

Energy Performance

EPC Rating = B

Agent Note

The building benefits from a EWS1 certificate

Viewing

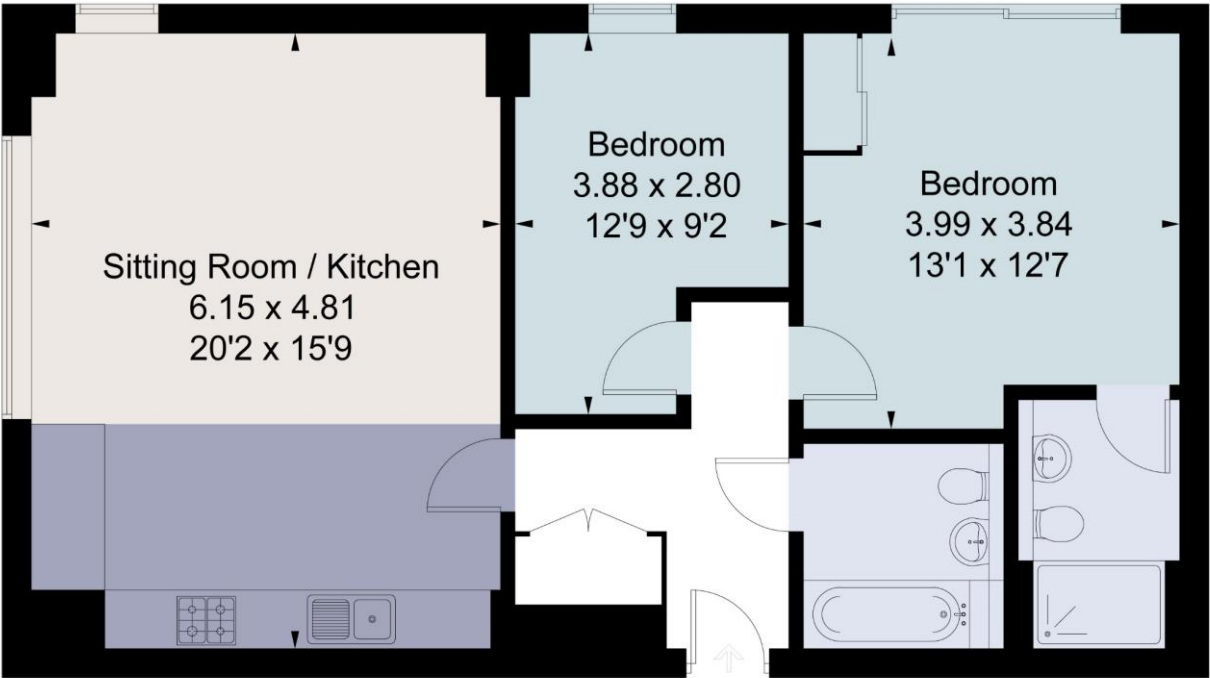
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone: +44 (0) 1732 789 700.




83 Bouchier Court, London Road, Sevenoaks, Kent, TN13 1FD
Gross Internal Area 807 sq ft, 75 m²

Approximate Area = 75.0 sq m / 807 sq ft
Including Limited Use Area (0.9 sq m / 9 sq ft)
For identification only. Not to scale.
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Sixth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(38-54) 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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