



Well-presented first floor apartment with secure parking, set in a prime Sevenoaks location.

Apartment 1, Oak House, London Road, Sevenoaks, Kent, TN13 1AF

£390,000 Leasehold (111 years remaining)





PLEASE NOTE, THE FURNITURE AND DRESSINGS IN THIS IMAGE HAVE BEEN VIRTUALLY STAGED USING THE FLOOR PLAN DIMENSIONS

- Well-proportioned first floor apartment
- No onward chain
- Excellent location
- Station approx. 0.2 miles
- High Street approx. 0.6 miles
- Secure undercroft parking space

About this property

Flat 1, Oak House, is a modern first floor apartment offering spacious and bright living accommodation, with two double bedrooms and set in prime Sevenoaks location. Also of benefit is the telephone entry system, lift access and a secure undercroft parking space.

- The light and spacious dining/sitting room is ideal for both everyday living and entertaining.

- The modern kitchen is fitted with a comprehensive range of wall and base cupboards, granite work surfaces and integrated appliances.

- There are two double bedrooms, both with fitted wardrobes and a well-appointed bathroom.

- Agent Note: All photographs contain CGI furniture.

Local Information

- Comprehensive Shopping: Sevenoaks and Bluewater.

- Mainline Rail Services: Sevenoaks to London Bridge/ Charing Cross/Waterloo/Cannon Street.

- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Football, cricket and rugby in the Vine area of Sevenoaks.

- All distances are approximate.

Tenure

Leasehold (111 years remaining)

Local Authority

Sevenoaks District Council.
Tax Band 'F'

Outgoings

Service charge £949.33 per quarter, including insurance.

Energy Performance

EPC Rating = C

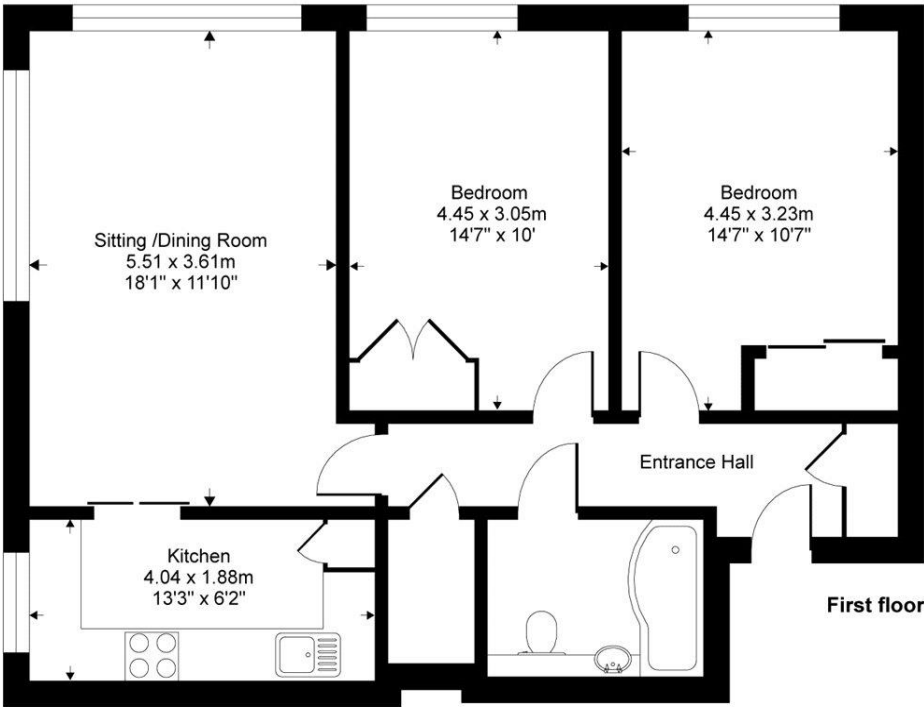


Apartment 1 Oak House, London Road, Sevenoaks, Kent, TN13
Gross Internal Area 786 sq ft, 73 m²

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Apartment 1, Oak House, Sevenoaks

Gross internal floor area (approx):
73 sq m / 786 sq ft
For Identification only - Not to scale
Niche Communications



Directions
From Sevenoaks town centre, proceed in a northerly direction along London Road passing the station. Continue along Amherst Hill and at the roundabout take the second exit signposted the A25. Continue on the London Road/A25 before turning left onto Bullfinch Lane. Take the second right onto Chesterfield Drive, follow the road around and No 190 will be on found on the left shortly thereafter.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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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