



Modern & well-proportioned second floor apartment, superbly located for the station & town.

Quinton Court, 100 London Road, Sevenoaks, Kent, TN13 1FH

Guide Price £375,000 Leasehold



- Excellent central location • No onward chain
- Remainder of a Premier Guarantee
- Contemporary & well-proportioned accommodation
- Allocated parking space • Station approx. 0.3 miles
- High Street approx. 0.3 miles

Local Information

Quinton Court is set in a central Sevenoaks location within approx. 0.3 miles of the station and High Street, which includes a multitude of shops, public houses, restaurants and supermarkets.

• Comprehensive Shopping:

Sevenoaks (0.3 miles) and Bluewater (16.9 miles).

• Mainline Rail Services:

Sevenoaks to London Bridge/ Charing Cross/Cannon Street/ Waterloo.

• **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

Quinton Court is a contemporary and well presented, second floor apartment within this new development offering stylish and well-proportioned accommodation. The apartment was built in 2021 and benefits from the remainder of a Premier Guarantee. Salient features include a contemporary kitchen with Silestone quartz worktops, a stylish bathroom suite, recessed lighting, bay windows and an allocated parking space within a gated car park.

Also of note is the apartment's excellent central location, being within approx. 0.3 miles of the station and High Street.

- The spacious kitchen/living room is double aspect and provides a superb entertaining area.
- The stylish kitchen is fitted with a comprehensive range of wall and base units with integral appliances and an attractive bay window.
- The double bedroom features a bank of built-in storage cupboards and has a delightful bay window.
- A well-appointed contemporary bathroom completes the accommodation.
- Three built-in cupboards to the entrance hall provide further storage space.
- The apartment benefits from an allocated parking space.

Tenure

Leasehold (Lease Expiry 02.07.3018)

Local Authority

Sevenoaks Council

Council Tax

Band = B

Ground Rent

£325 per annum

Service Charge

£1,353 per annum

Energy Performance

EPC Rating = B





Quinton Court, 100 London Road, Sevenoaks, Kent, TN13 1FH
Gross Internal Area 526 sq ft, 48.9 m²

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Quinton Court, Sevenoaks
Gross internal area (approx) 48.9 sq m/ 526 sq ft




Second floor

For identification only - Not to scale
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Directions
From the top of the High Street head north on London Road and after approx. 0.4 miles Quinton Court can be found on the right just along from the Ferrari garage.

Viewing
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	81	81
(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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