



Beautifully presented one bedroom first floor flat on an attractive modern development situated in a convenient location for Bat & Ball station.

**£235,000    Leasehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



## The Moor Road, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 1

- Share of the freehold
- Modern purpose built
- Convenient location
- Allocated parking space
- EPC rating C
- Council tax band B
- CHAIN FREE



Beautifully presented one bedroom first floor flat on an attractive modern development situated in a convenient location for Bat & Ball station.

### ACCOMMODATION

Ground floor shared entrance and stairs up to private flat entry. Entrance hall with storage cupboard leading to rooms. Kitchen with fitted wall and base units. Living room. Double bedroom with built in wardrobe. Bathroom with white suite and bath located in characterful alcove. Part boarded loft with pull down ladder.

### OUTSIDE

One allocated parking space, communal garden area with outside storage box.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: mains gas

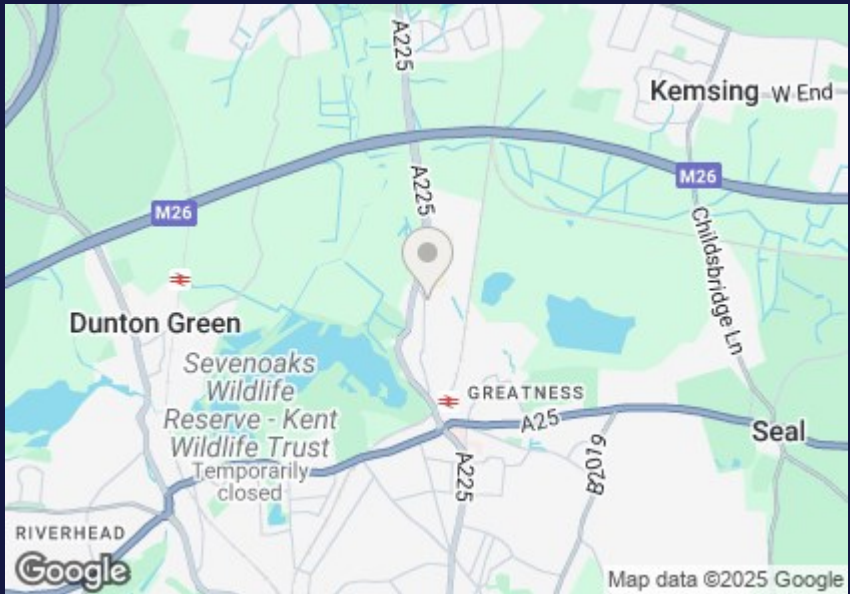
Annual charge: £800.00 (service charge, ground rent + annual gas check included)

Local authority: Sevenoaks District Council

Council Tax Band: B





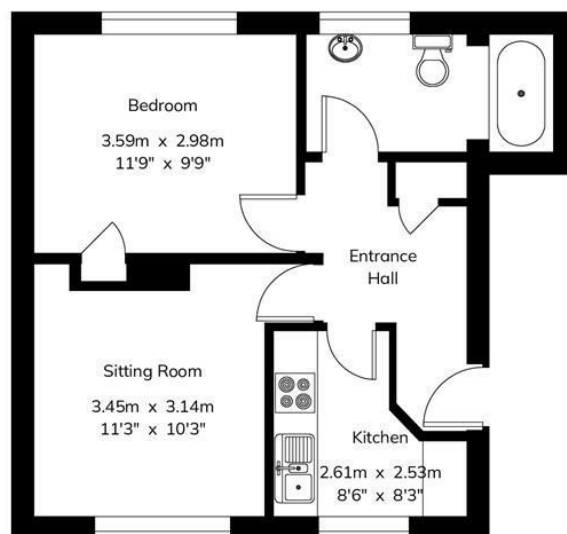


Turning off of Cramptons Road onto The Moor Road, the property is located on the left. There is some street parking on the right hand side. The front door is located under croft on the left hand side.

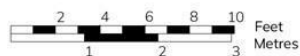


# Flat 2, Cress Court

Gross Internal Area : 40.7 sq.m (438 sq.ft.)



First Floor



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# CAVENDISH

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