

**£475,000    Leasehold**

Spacious ground floor Victorian garden flat situated in an ideal location close to the town centre and main line station.



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT



## Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

Spacious ground floor Victorian garden flat conversion located in a desirable area close to both the mainline station and town centre. The property benefits from having a private patio and garden.

**ACCOMMODATION** - Private entry in to entrance hall. Spacious reception room with feature fireplace and doors to rear patio area. Fitted kitchen with a hob & oven. Freestanding appliances can be included if required they include a fridge/freezer, washing machine, tumble dryer and dishwasher. Large master double bedroom with bay window & feature fireplace. Second large double bedroom/second reception room with doors opening into reception one. Bathroom suite with bath and separate shower.

**OUTSIDE** - Communal entrance approached by a paved path. Private garden with patio.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewage

Heating: Mains gas

Service charge: £830.00 to be reviewed annually

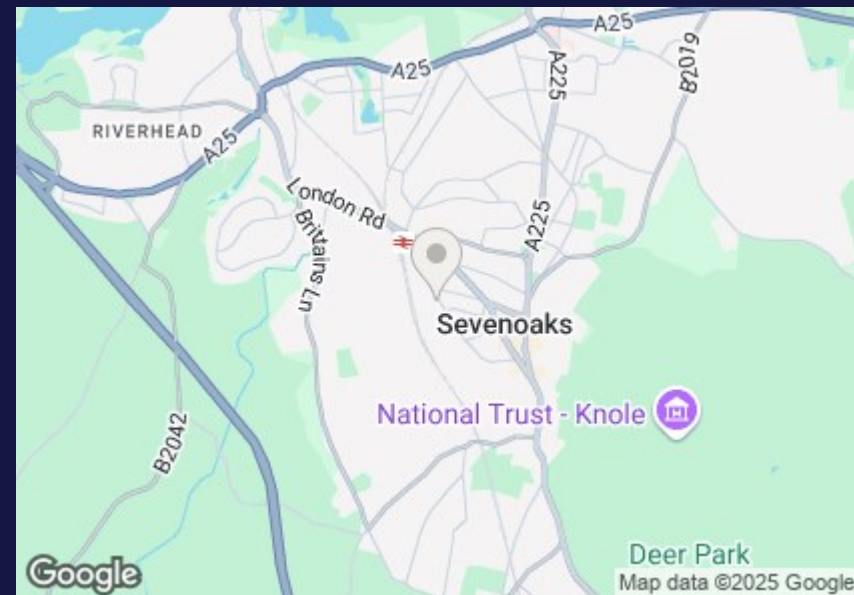
Ground rent: Nil

Local Authority: Sevenoaks District Council

Council Tax Band: E





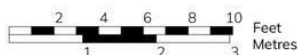
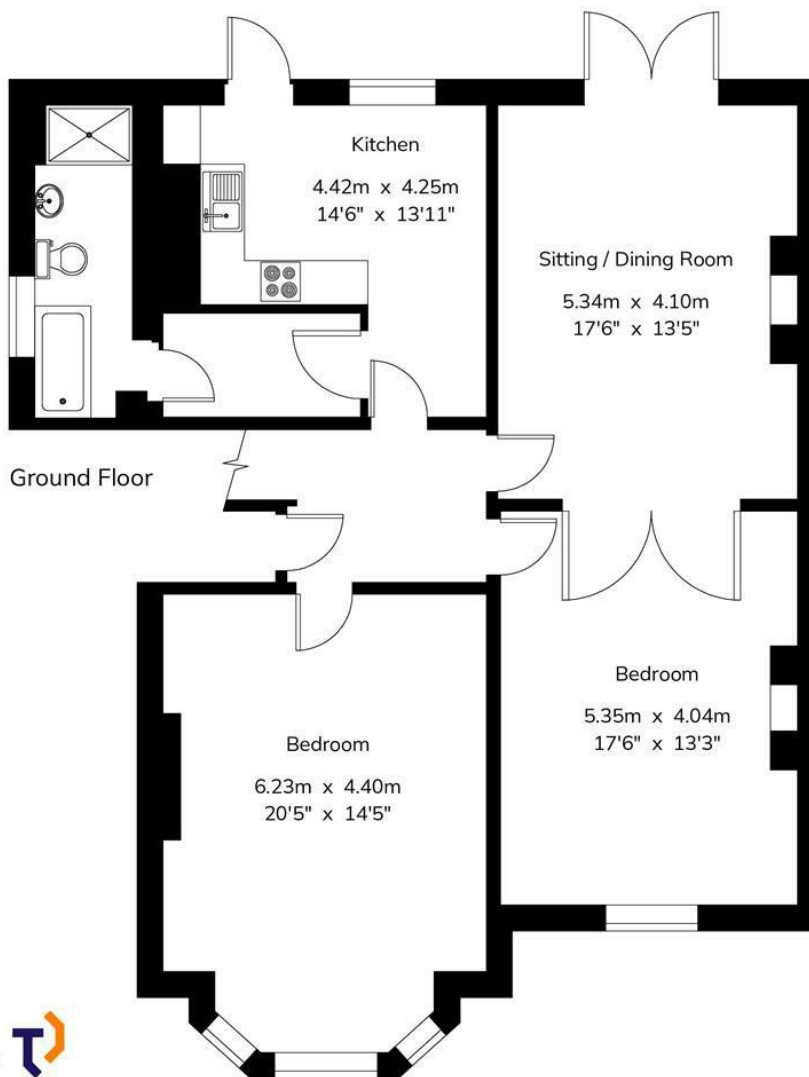


From Sevenoaks town proceed past the post office down South Park which leads in to Granville Road. The property can be found on the left hand side just past the first Clarendon Road entrance. If coming from the station, turn right out of the station and take the first right in to Granville Road and 17a is roughly half way up on the right hand side just after Clarendon Road.



17A Granville Road

Gross Internal Area : 105.1 sq.m (1131 sq.ft.)



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75
England & Wales		EU Directive 2002/91/EC



CAVENDISH

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