



Light and spacious two bedroom flat within a convenient location of Sevenoaks Station and High Street.

£325,000 **Leasehold - Share of Freehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Clarendon Road, Sevenoaks

 Bedrooms: 2

 Bathrooms: 1

 Receptions: 1

- CHAIN FREE
- Council tax band D
- Private balcony
- Garage and parking space
- EPC rating C
- 0.4 miles to Sevenoaks Station
- 0.5 miles to Sevenoaks High Street
- Share of the freehold



Spacious and well presented two bedroom apartment within a purpose-built development on a private road under half a mile from Sevenoaks town centre and train station.

ACCOMMODATION

Ground floor entry across bridge. Entrance hall with built in storage cupboards. Spacious main reception room with areas for lounge and dining, doors to the balcony. Kitchen with fitted wall and base units, oven and gas hob. Door through to reception room. Two double bedrooms. Bathroom with WC, basin and shower over the bath.

OUTSIDE

Single garage and parking space in front. Communal garden to the front and rear.

UTILITIES/KEY INFORMATION

Mains electricity/water/sewerage/gas

Heating: Mains gas

Service Charge: £150pcm

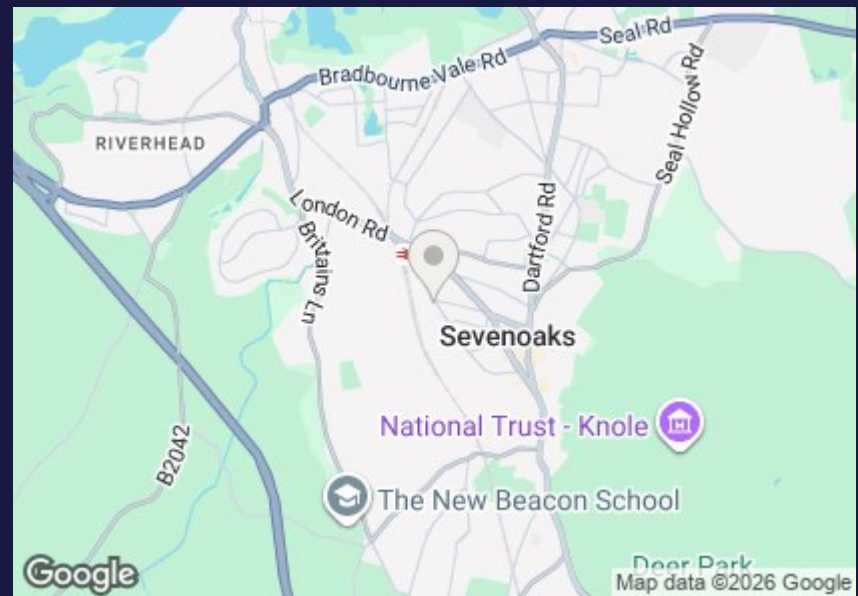
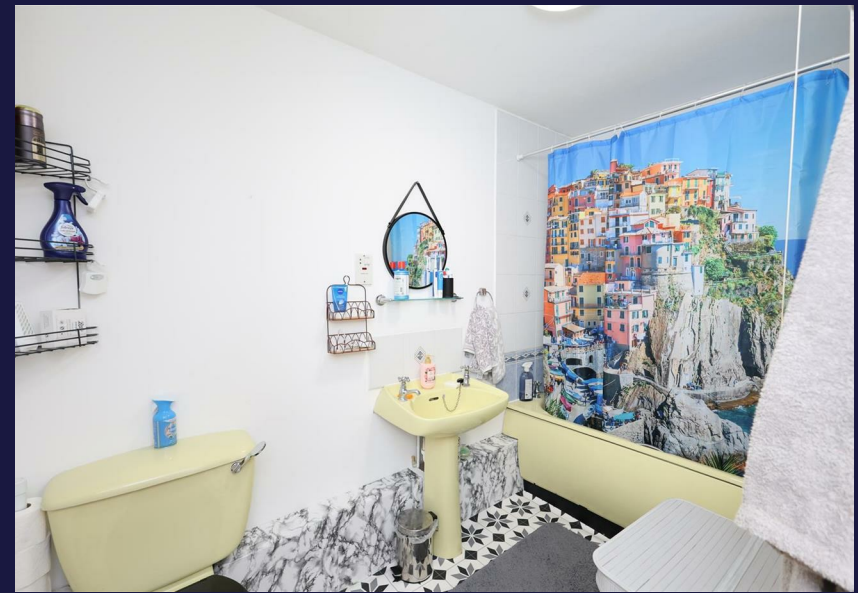
Ground Rent: Nil

Local authority: Sevenoaks District Council

Council Tax Band: D

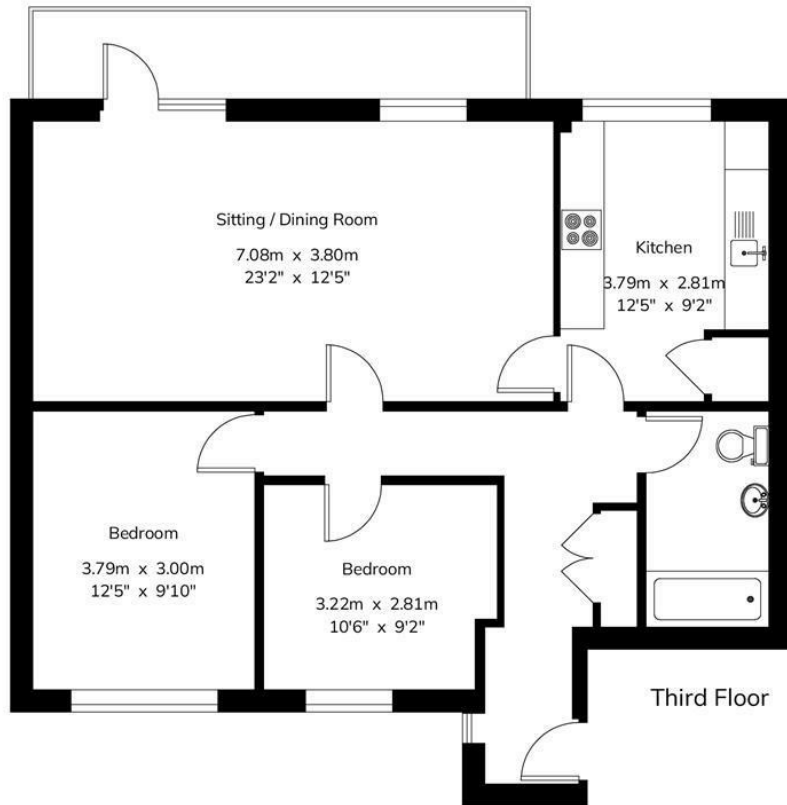
950 yrs remaining on Lease





Walking from Cavendish's office, cross over onto London Road. Cross again onto South Park, and follow the road down into Granville Road. Approximately 0.3 miles along the road, turn left into Clarendon Road. Follow the road down and to the right. Clarendon House is located on the left hand side.





Gross Internal Area : 77.1 sq.m (829 sq.ft.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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2 - 3 The Shambles
Sevenoaks
Kent
TN13 1LJ
01732 464498
mail@cavendish.pro
www.cavendish.pro