



**St Johns Hill**

**£1,250 PCM**

**Unfurnished**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

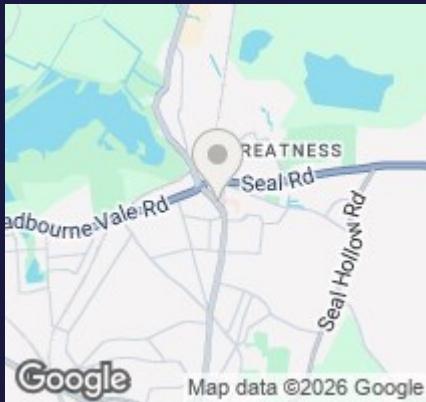
# Sevenoaks


 Bedrooms: 1

 Bathrooms: 1

 Receptions: 1

- Convenient location
- Smart modern decor
- Walking distance to station
- Monthly share of electricity paid to Landlord
- EPC rating: C
- Council tax band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Well presented one bedroom first floor flat located within a short walk of Bat & Ball station and close to several local amenities.

Ground Floor: Private entry and stairs to first floor.

First Floor: Open plan living room with storage cupboard and kitchen with appliances including dishwasher. Double bedroom with built in wardrobes. Shower room.

PLEASE NOTE: Permit parking available by separate arrangement with Sevenoaks Council and subject to waiting list.

Monthly share of Electric costs supplied by Landlord at £100pm.

Not suitable for pets or children.

Available: NOW Unfurnished

EPC rating: C

Council Tax Band: C

Holding Deposit: £288.00 weeks rent)

Deposit payable: £1,422.00 (5 weeks rent)



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