



Purpose-built top floor one bedroom flat with allocated parking space located within a short walk of the town centre and approx. 500 yards from the main line station.

**£227,500**    **Leasehold - Share of Freehold**



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## Granville Road, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 1

- Share of the freehold
- 0.2 miles to Sevenoaks Station
- Allocated parking space
- 0.5 miles to Sevenoaks High Street
- Council tax band C
- EPC rating C
- Chain free

Purpose-built top floor one bedroom flat with allocated parking, located within a short walk of the town centre and approx. 500 yards from the main line station. The flat benefits from a share of the freehold.

Secure communal ground floor entrance and lift/stairs to private second floor entry. Entrance hall. Main reception room for lounge/dining, open plan to kitchen. Appliances including gas cooker, fridge with freezer compartment and washing machine. Double bedroom. Bathroom with tiled floor and white suite with shower over bath and screen.

Allocated parking space.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Service charge: £3,114.32 per annum

Ground rent: No ground rent payable

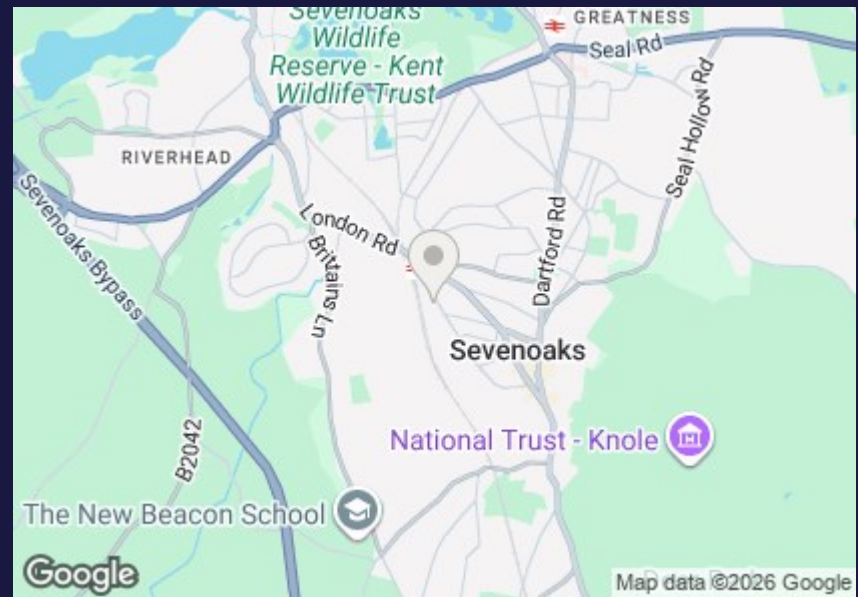
Local Authority: Sevenoaks District Council

Council tax band: C

Share of the freehold

86 years remaining on the lease

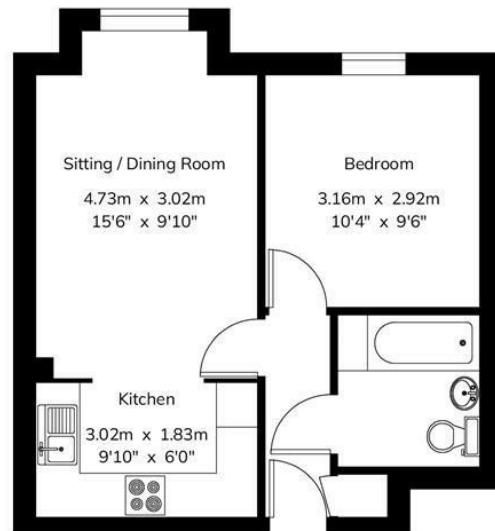




Coming from Sevenoaks Station, turn right onto London Road. Turn right again into Granville Road and follow the road up approximately 0.2 miles. The property is located on the right hand side.



Gross Internal Area : 36.4 sq.m (390 sq.ft.)



Second Floor



For Identification Purposes Only.

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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>	74	74
(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	



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