



A superb top (second) floor apartment offering light and airy accommodation, forming part of the highly desirable and conveniently situated Redwood Place development. The property is situated within genuine walking distance of Sevenoaks mainline rail station (0.3 miles) which provides commuters with a fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. The property is also within walking distance of the Lidl superstore and similar distance to the doorstep amenities on offer at both Station Parade and Tubs Hill Parade, while Sevenoaks town centre provides a wide array of all shopping, social and leisure facilities including beautiful Knole Park.

Considered to be exceptionally well presented and planned, the generously proportioned accommodation comprises a welcoming entrance hall complete with double storage closet, dual aspect reception room with double doors leading to the frontal (southerly aspect) balcony, contemporary fitted kitchen, master bedroom with en-suite shower room, second double bedroom and luxuriously appointed shower room. Additional benefits include allocated residents and visitor parking and a lease with 115 years remaining. Thought to be an ideal purchase for commuters, first time buyers and investment purchasers alike, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive apartment has to offer and its superb location.

ENTRANCE HALL

Entrance door with spyhole, attractive wood flooring, radiator, video entryphone system, double doors to useful hall storage closet. Further doors off.

SITTING/DINING ROOM

Spacious and light, the dual aspect reception room has double glazed windows to front and side, as well as matching double glazed French doors providing access to the sizeable front balcony. Two radiators, fitted carpet and points for satellite/television/radio and telephone. Open access through to the adjoining kitchen.

KITCHEN

Dual aspect kitchen has double glazed window to front and full height double glazed window to side with aspect to the balcony. Inset downlighting, tiled floor and an extensive series of matching contemporary wall and base units set with rolled top work surfaces and matching upstands. Under unit lighting, inset stainless steel sink unit and drainer, comprehensive series of integrated appliances includes fridge over freezer, dishwasher, washing machine, microwave, oven with four ring AEG induction hob and overhead extractor.

BEDROOM ONE

Double bedroom has full height double glazed window to front, radiator, fitted carpet, points for satellite/television/radio and telephone. Series of built in wardrobe fitments with sliding fronts across one entire wall (with hanging rails as well as shelved storage). Door providing access to the en suite shower room.

EN SUITE SHOWER ROOM

Heated towel rail, inset downlighting, tiled floor and half tiled walls, shaver point, contemporary suite comprising full size step in shower cubicle with fully tiled surround, concealed flush wc and wash basin with integrated storage drawer beneath.

BEDROOM TWO

Double bedroom has full height double glazed window to front, radiator, fitted carpet, points for satellite/television/radio and telephone. Built in double wardrobe with sliding mirrored fronts.

SHOWER ROOM

Heated towel rail, inset downlighting, tiled floor and half tiled walls, shaver point, contemporary suite comprising oversized step in shower cubicle with fully tiled surround, concealed flush wc and wash basin with integrated storage drawer beneath.

PARKING

Allocated parking for one car in the courtyard, with further visitor bays.

BALCONY

Good size front facing balcony boasts a sunny, southerly aspect with contemporary glazed balustrade with decked flooring. Space for table and chairs.

OTHER INFORMATION

COUNCIL TAX: Band D.

TENURE: Leasehold.

LEASE LENGTH: 125 years from 1st January 2014.

SERVICE CHARGE: We await confirmation from our Vendor.

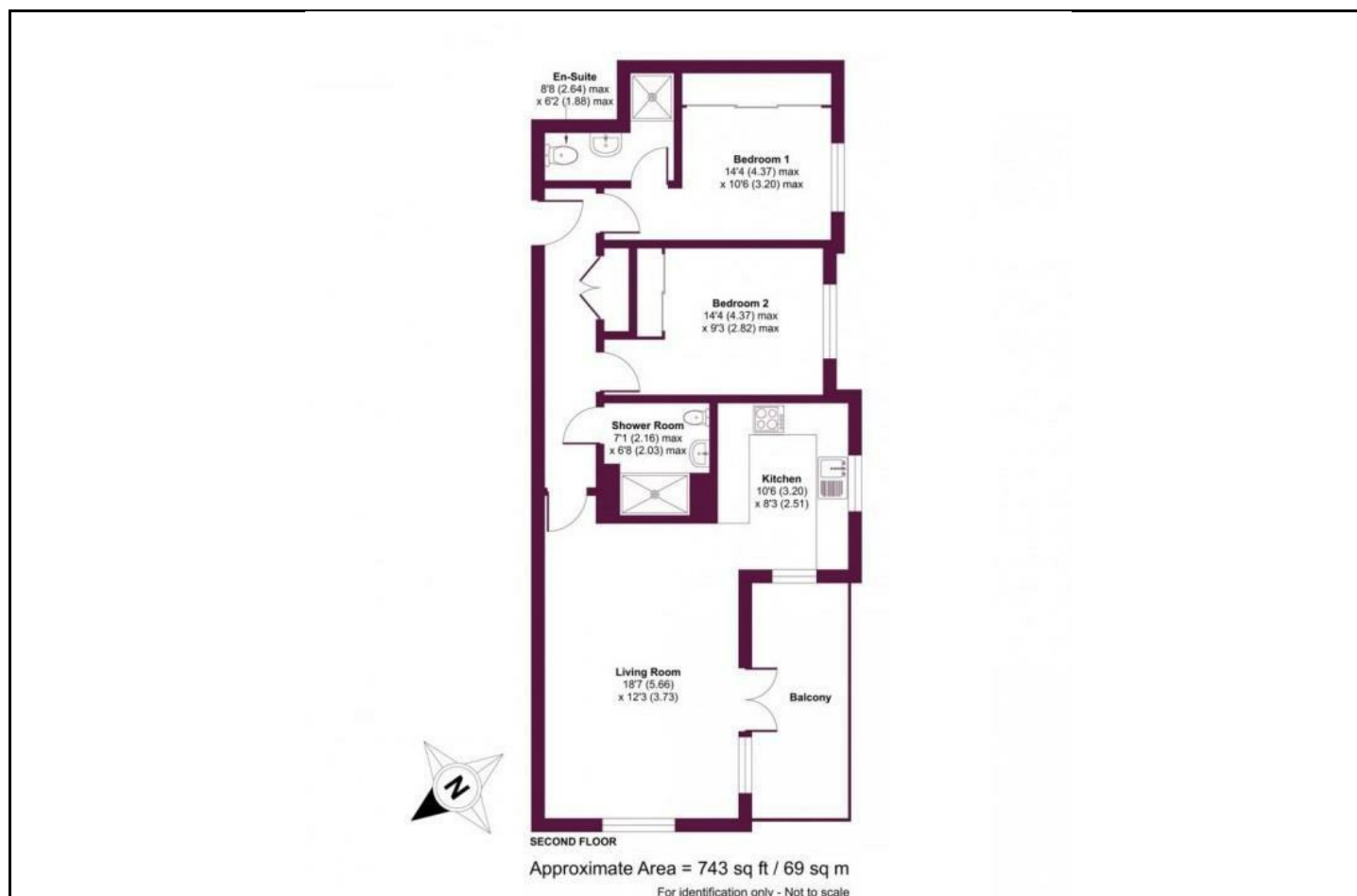
SERVICE CHARGE REVIEW DATES: We await confirmation from our Vendor.

GROUND RENT: We await confirmation from our Vendor.

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ENERGY PERFORMANCE GRAPH AND FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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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