



Available for purchase as either a 25% shared ownership proposition (price £83,750) or as full 100% ownership (price £335,000), this superb one bedroom apartment forms part of the prestigious Quinton Court complex, recently constructed by superior builders Berkeley Homes. The property boasts a highly desirable and convenient location on the London Road just 0.3 miles walking distance of Sevenoaks mainline station with its fast and frequent links to London Bridge / Charing Cross possible in less than thirty minutes. In addition to the doorstep amenities of both Tubbs Hill and Station Parades, a wider array of all shopping, social and leisure facilities can be found in Sevenoaks High Street (0.3 miles), including access to beautiful Knole Park.

Considered to be extremely well presented, this contemporary apartment provides generously proportioned accommodation comprising entrance hallway, bay fronted social open plan sitting / dining room through to the fitted kitchen, double bedroom and contemporary bathroom. Additional benefits include the building being wired for Sky Q with ultrafast broadband capability, the frontal balcony with its sunny southerly aspect, as well as usage of the beautifully landscaped communal garden areas which include seating around the central water feature. Thought to be an ideal first time buy, your internal viewing comes highly recommended in order to fully appreciate not only this lovely apartment, but also its superb central Sevenoaks location.

## 100 London Road

Sevenoaks, Kent, TN13 1FH Leasehold



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Guide Price £83,750

## **COMMUNAL ENTRANCE HALL**

Extremely well presented and looked after, the communal entrance way provides access via stairs and lifts to all floors as well as through access to the courtyard garden at the rear.

## **ENTRANCE HALL**

Welcoming entrance hall has front entrance door with spyhole and video entryphone system, radiator, attractive wood effect flooring, doors to two usefully spacious hall storage closets with further door to utility / airing cupboard housing wall mounted boiler and plumbing for washer dryer. Doors off to all rooms.

## **SITTING / DINING ROOM & KITCHEN**

Spacious living area boasts a social open plan layout between the fitted kitchen and reception area as follows:

### **SITTING / DINING AREA:**

Feature three piece bay window to front with double glazed sash openings, radiator, pendent lighting, continuation of the attractive wood effect flooring, points for TV / Sat and telephone, fully open plan through to the kitchen.

### **KITCHEN:**

Inset downlighting, continuation of the attractive wood effect flooring, contemporary fitted kitchen comprises an L-shape series of matching wall and base units set with contrasting colour work surfaces and matching upstands. Inset one and a half bowl stainless steel sink unit and drainer, integrated appliances include fridge over freezer as well as oven with four ring induction style hob and overhead extractor.

## **DOUBLE BEDROOM**

Generous double bedroom has double glazed door to front providing direct access onto the frontal balcony, radiator, fitted carpet, TV point and a series of bespoke built in wardrobe fitments (complete with courtesy lighting and mirror).

## **BATHROOM**

Well appointed bathroom has heated towel rail, inset downlighting, continuation of attractive wood effect flooring, localised wall tiling in a brick bond pattern and shaver point. Contemporary white suite comprises panel bath with overhead shower attachment and screen, close coupled WC and wash basin set in vanity surround with large inset wall mirror.

## **FRONTAL BALCONY**

Accessed via the double bedroom, the frontal balcony has space for a bistro style table and chairs with guard rail, providing a delightful private outside seating space.

## **COMMUNAL GARDENS**

The delightful communal gardens are a genuine feature of the property and are beautifully landscaped and maintained. There is a central water feature with bench seating around the perimeter as well as raised shrub beds / borders which are well stocked providing colour and definition.

## **ADDITIONAL INFORMATION**

Property is Leasehold - 250 Year Lease Granted in 2021 has 245 years remaining and expires 2271

Service Charge is £188.28 pcm

Rent Payable to MOAT (for their 75% share) is £838.08 pcm

Ground Rent Charge Reviewed Every 21 Years

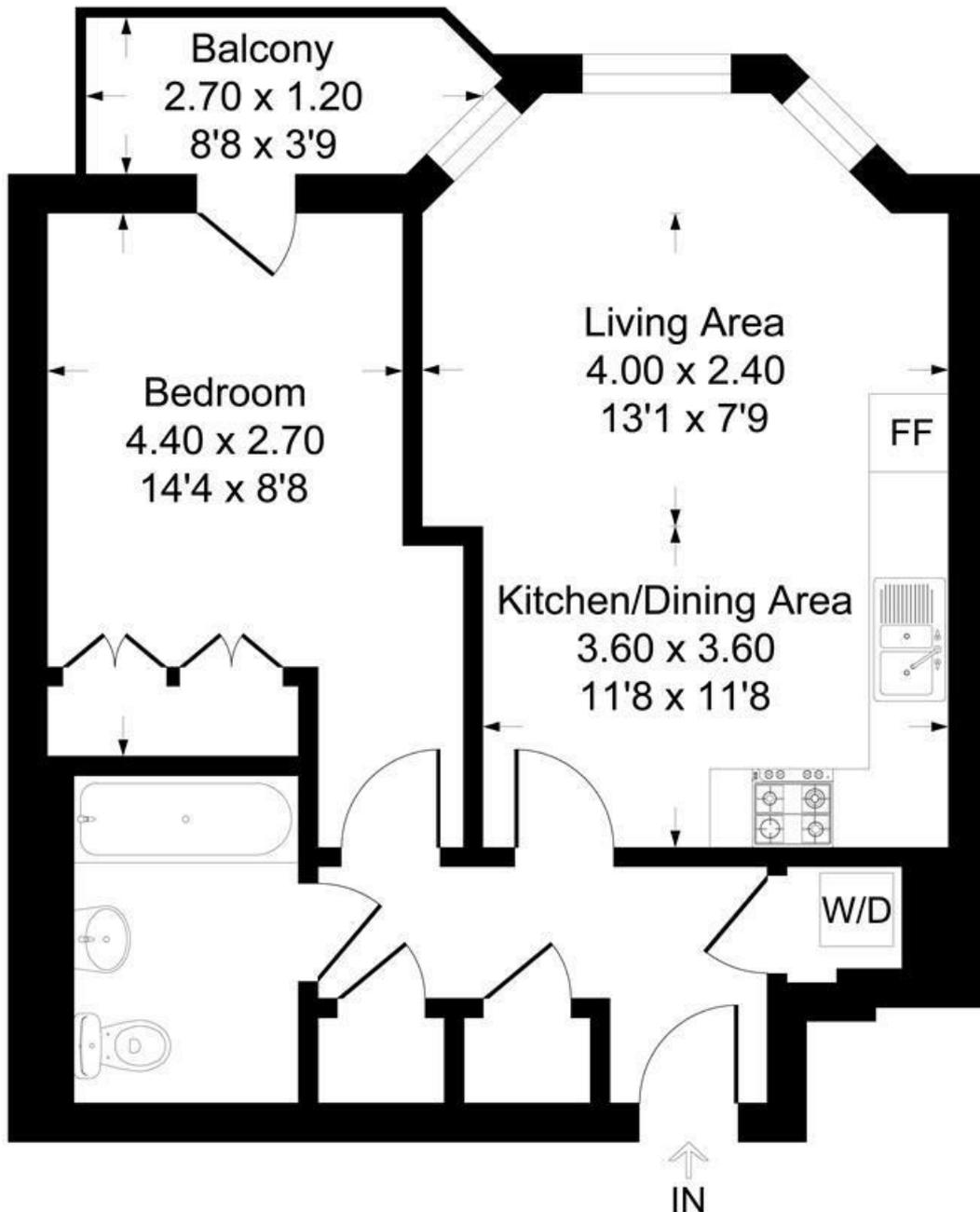
Council Tax Band B





# Quinton Court

Approximate Gross Internal Area  
50.8 sq m / 547 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planix

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