



A rarely available ground floor flat forming part of the well respected Johnsons Court retirement complex, situated in the heart of the ever popular Seal village with its local doorstep amenities. Considered to be In excellent order, the accommodation comprises a spacious sitting/dining room with kitchen off, double bedroom and shower room. Further benefits include UPVC double glazing, well tended communal gardens and parking. AVAILABLE WITH NO CHAIN, your attention is drawn to the fact that the purchase is for a 50% share in the property with the remaining 50% retained by the freeholder MOAT housing.

Johnsons Court School Lane

Seal, Sevenoaks, TN15 0BE Leasehold



Offers In Excess Of £75,000

COMMUNAL ENTRANCE

With secure access via key fob the communal entrance hall is well kept and provides access to all apartments.

ENTRANCE HALL

Front entrance door with spyhole, attractive laminate wood flooring, electric wall mounted heater, raised plug sockets for ease of use, door to airing cupboard housing hot water cylinder, door to spacious hall closet with hanging rail and pull cord alarm system combined with speaker and door entryphone system. Doors off to all rooms.

SITTING ROOM

15'6 x 11'8

Spacious reception room has double glazed door to rear providing direct access to the gardens, accompanying full height double glazed window to rear, two wall mounted electric heaters, continuation of attractive laminate wood flooring, raised plug sockets, telephone point, points for TV/satellite/radio for ease of use, emergency assistance pull cord alarm system for peace of mind. Open plan access through to the kitchen.

KITCHEN

8'0 x 7'0

Wall mounted electric heater, continuation of attractive laminate wood flooring, localised wall tiling, series of matching wall and base units set with roll top work surfaces incorporating stainless steel sink unit and drainer. Integrated oven with four ring electric hob and overhead extractor, space and plumbing for further utilities.

DOUBLE BEDROOM

12'1 x 9'7

Double bedroom has double glazed window to rear with delightful aspect over the gardens, wall mounted electric heater, raised plug

sockets, TV and telephone points for ease of use and emergency assistance alarm pull cord system for peace of mind and built in double wardrobe with hanging rail.

SHOWER ROOM

7'0 x 5'11

Wood effect vinyl flooring, air extractor unit, predominately tiled walls with attractive mosaic inlay, modern white suite comprises full size step in shower cubicle with fold down seat and grab handles, low level WC and wall mounted wash basin, shaver point and wall mounted storage cabinet.

PARKING

There is a residents parking courtyard to the front of the building.

GARDENS

The well maintained gardens are understood to all be of a communal nature, however there is a compact paved terrace accessed directly via the sitting room which has been tended to and used by the owner.

ADDITIONAL INFORMATION

The property is for sale as a 50% share for the £75,000 asking price. A higher percentage, up to 75% can be purchased, however MOAT housing as the freeholder retain a 25% minimum stake at all times.

Property is Leasehold - 99 year lease granted 1st April 1991 (65 years remaining)

Maintenance charge is £169 pcm and the rent paid to MOAT for their 50% share is £177 pcm.

Council Tax Band C

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

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