KINGS



A well presented and rarely available first floor flat forming part of this well respected and conveniently located retirement complex for the over 60s. Set in a superb central location the complex is situated within easy reach of the local amenities including Sevenoaks mainline rail station (0.8 miles) with its fast and frequent service to London Bridge / Charing Cross. A wider array of all shopping, social and leisure facilities can be found in the main High Street (0.7 miles) including beautiful Knole Park.

The well planned and presented accommodation currently comprises a welcoming entrance hall, sitting room with feature fireplace and a social open plan relationship to the dining area (formerly bedroom two), modernised fitted kitchen, spacious double bedroom with built in wardrobe fitments and the modernised shower room. Additional benefits include full UPVC double glazing, emergency assistance push button alarm system providing peace of mind, excellent communal facilities that include the large day room with double conservatory off, laundry facilities and pre-bookable guest suite for family stays. Externally Park House is set within its own delightful garden surrounds, with plenty of parking for residents and visitors alike. AVAILABLE WITH NO ONWARD CHAIN your internal viewing comes highly recommended in order to fully appreciate this excellent retirement flat.

Park House St. Johns Road

Sevenoaks, Kent, TN13 3JZ

2 1 1 C

Guide Price £250,000

COMMUNAL ENTRANCE
Well maintained communal entrance hall has security entrance to the front of the building, access to the stairs and lift, as well as access to all communal facilities such as the residents lounge / conservatory, laundry room and guest suite.

ENTRANCE HALL
Front entrance door with spyhole, door entryphone system with intercom for emergency assistance, fitted carpet, low level storage cupboard with display shelving over, door to generous walk in hall storage closet. Doors off to all rooms.

SITTING ROOM
Spacious reception room has double glazed window to rear (providing aspect over the communal gardens), wall mounted electric heater, coved and textured ceiling, fitted carpet, television point, raised plug sockets for ease of use and feature electric fireplace with marble surround and hearth as the focal point for the room. Multi paned double doors provide access to the kitchen. Fully open plan access through to dining area (formerly bedroom two).

KITCHEN
With access from the sitting room via multi paned double doors, the kitchen has been modernised and comprises a series of modern wall and base units set with rolled top work surfaces and matching upstands. Inset stainless steel sink unit and drainer, integrated oven with electric hob and overhead extractor, space for tall fridge freezer.

BEDROOM ONE
Good size double bedroom has double glazed window to rear (providing delightful aspect over the communal gardens), wall mounted electric heater, coved and textured ceiling, fitted carpet, raised plug sockets for ease of use, television point and emergency assistance push button alarm. Built in double wardrobe with sliding fronts (internally fitted with storage drawers and hanging rails).

BEDROOM TWO / DINING AREA
Currently open plan to the sitting room and used as a dining area, with double glazed window to rear, wall mounted heater, coved and textured ceiling, fitted carpet, raised plus sockets for ease of use, built in double wardrobe.

SHOWER ROOM
Modernised shower room has opaque double glazed window to side, heated towel rail, interlocking floor tiles and fully tiled walls with attractive mosaic inlay, shaver socket, emergency assistance push button alarm and door to airing cupboard. Contemporary white suite comprising full size step in shower cubicle, close coupled WC and pedestal wash basin.

COMMUNAL FACILITIES
Located on the ground floor accessed from the inner hallway is the large open plan residents lounge with plenty of seating which leads in turn to the double conservatory. There are also communal laundry facilities located on the lower ground floor, as is the pre bookable guest suite for visitors and a lockable additional private storage area.

PARKING
Located adjacently to the rear of the building there is a resident's car parking area.

GARDENS
Located predominately to the rear of the building with access from the double conservatory, the communal gardens are beautifully kept with well stocked flower beds and a seating area with pergola over.

ADDITIONAL INFORMATION
COUNCIL TAX: Band E.

TENURE: Leasehold, with 999 year lease granted in January 1988 (961 years remaining).

SERVICE CHARGES AND GROUND RENT: Service charge is £5225.22 per annum - payable to managing agent First Port.











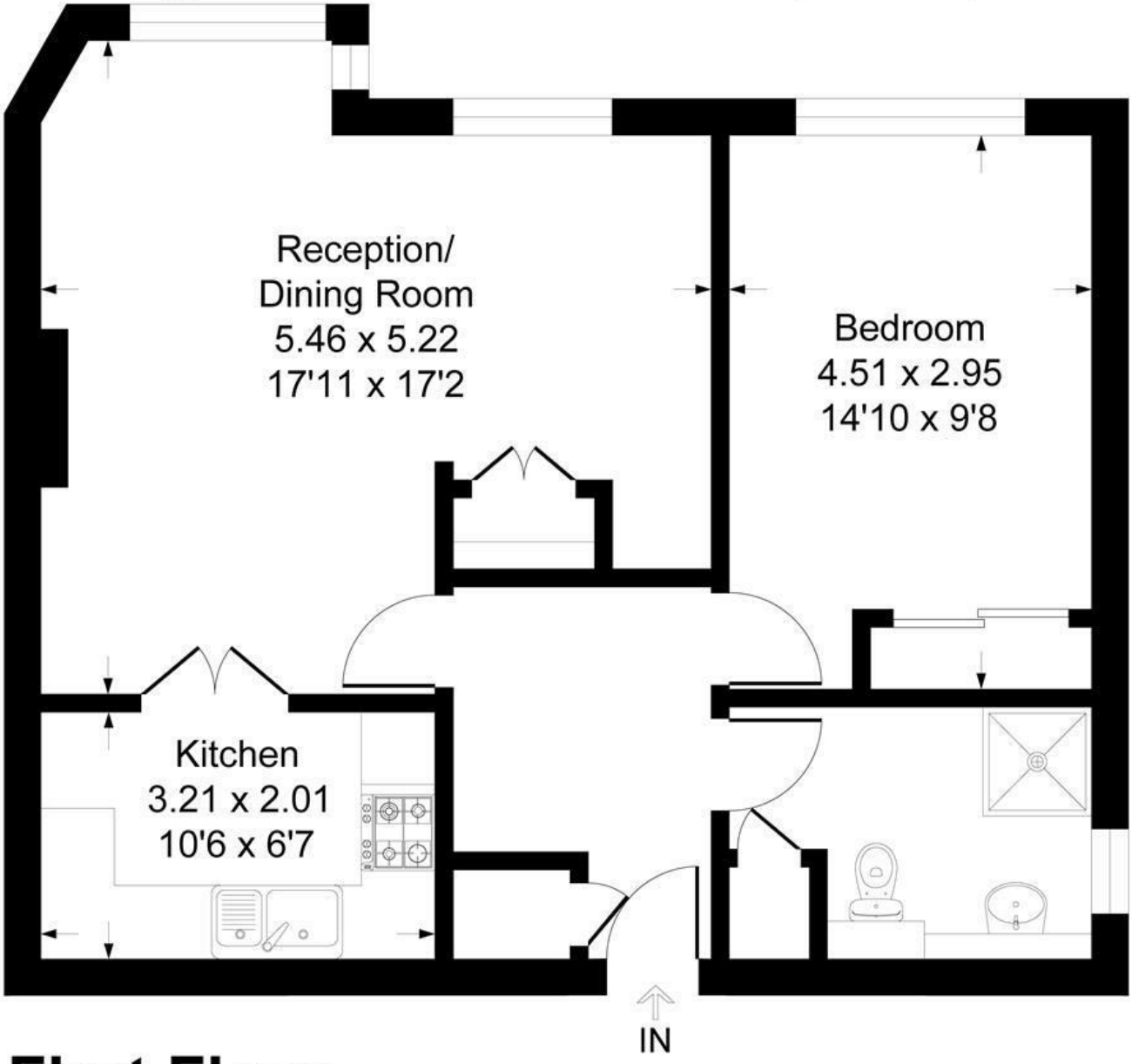






Park House, St. Johns Road, Sevenoaks, Kent, TN13

Approximate Gross Internal Area = 59.1 sq m / 637 sq ft



First Floor

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 Planpix

www.kings-estate-agents.co.uk

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.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk