



Forming part of the highly desirable Bouchier Court complex, this superbly presented apartment boasts a wonderfully convenient location just 0.1 mile from Sevenoaks mainline rail station with its fast and frequent links to London in less than thirty minutes. The property also benefits from being just 0.5 miles distance to all of the shopping, social and leisure facilities available in the town centre, including beautiful Knole Park.

The well proportioned and presented accommodation comprises entrance hall, fully open plan living space (sitting/dining room with contemporary fitted kitchen), double bedroom with wardrobes and floor to ceiling windows and the luxuriously appointed bathroom. Additional benefits include one allocated parking space, usage of the attractive communal gardens, meeting room facilities, concierge service and the balance of a 150 year lease. Available with NO ONWARD CHAIN your internal viewing comes highly recommended in order to fully appreciate this excellent apartment

43 Bouchier Court London Road

Sevenoaks, Kent, TN13 1FB Leasehold



Offers In Excess Of £260,000

COMMUNAL ENTRANCE

The spacious and welcoming communal entrance reception is well maintained with a concierge desk (concierge in operation between 7am - 7pm) and generous seating area for guests and residents alike. Access to both towers with lifts and staircase serving all floors.

ENTRANCE HALL

Entrance door with spyhole and video entryphone system, inset downlighting, attractive wood effect flooring, door to hall storage closet with electric meter and utility closet with space and plumbing for the washing machine. Further doors to all rooms.

SITTING / DINING ROOM & KITCHEN

Generously proportioned social open plan living area and kitchen combination arranged as follows.

RECEPTION AREA: Large double glazed sliding patio door to side with glazed Juliet style balcony and far reaching aspect, inset downlighting, continuation of attractive wood effect flooring, points for Satellite / TV / FM and telephone.

KITCHEN AREA: Contemporary fitted kitchen comprises a series of matching wall and base units set with contrasting work surface tops and upstands. Inset stainless steel sink unit and integrated appliances including fridge over freezer, dishwasher and oven with four ring hob and overhead extractor.

DOUBLE BEDROOM

Spacious double bedroom has full height double glazed windows to side providing a far reaching aspect, pendent lighting, fitted carpet and built in double wardrobe with sliding fronts.

BATHROOM

Contemporary bathroom has heated towel rail, inset downlighting, tiled floor and fully tiled walls to compliment. White suite comprises panel bath with wall mounted shower unit and screen, concealed flush WC and wash basin set in vanity surround with mirror fronted bathroom cabinet over.

PARKING

There is one allocated parking in the secure gated undercroft parking area.

GARDENS

The well tended and attractively landscaped gardens are a delightful feature of the apartment block and are set across two levels with multiple seating areas and access to / from the rear parking area.

ADDITIONAL INFORMATION

Property is leasehold with 141 years remaining on the original 150 year lease granted 01/01/16

Council Tax Band C

Lease charges are currently apx £3,650 per annum (includes parking) and the ground rent is currently apx £500 per annum



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