KINGS

Available for purchase as either a 35% shared ownership proposition (price £122,500) or as full 100% ownership (price £350,000), 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, sitting / dining room overlooking the inner courtyard garden, social open plan access through to the fitted kitchen, double bedroom and bathroom. The property has usage of the beautifully landscaped communal garden areas which include seating around the central water feature. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate not only this lovely apartment, but also its superb central location.

Flat 21 Quinton Court 100

Sevenoaks, Kent, TN13 1FH Leasehold

1 1 1 B

£122,500

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 inner courtyard garden.

ENTRANCE HALL
Welcoming entrance hall has front entrance door with spyhole and door entryphone system, radiator, attractive wood effect flooring, door to useful hall storage closet with hanging space for coats and double doors 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:
triple aspect space has double glazed windows both front and rear with accompanying double glazed French doors and Juliet style balcony providing a delightful aspect over the inner courtyard gardens. Radiator, pendent lighting, continuation of the attractive wood effect flooring, points for TV / Sat and telephone, fully open plan through to the kitchen.

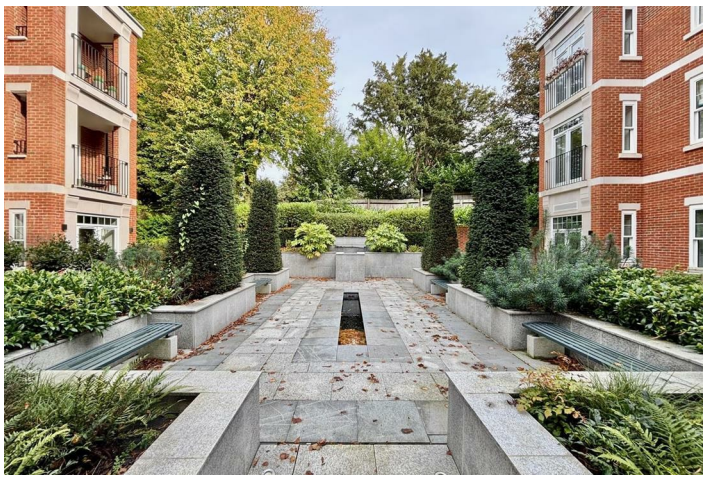
KITCHEN:
Double glazed window to rear, radiator, inset downlighting, continuation of the attractive wood effect flooring, Contemporary fitted kitchen comprises a series of wall and base units set with contrasting colour work surfaces and matching upstands. Inset one and a half bowl stainless steel sink unit and drainer, integrated appliances include fridge over freezer as well as oven with four ring electric hob and overhead extractor.

DOUBLE BEDROOM
Generous double bedroom has double glazed window to side with delightful aspect over the inner courtyard gardens, radiator, fitted carpet and TV point.

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.

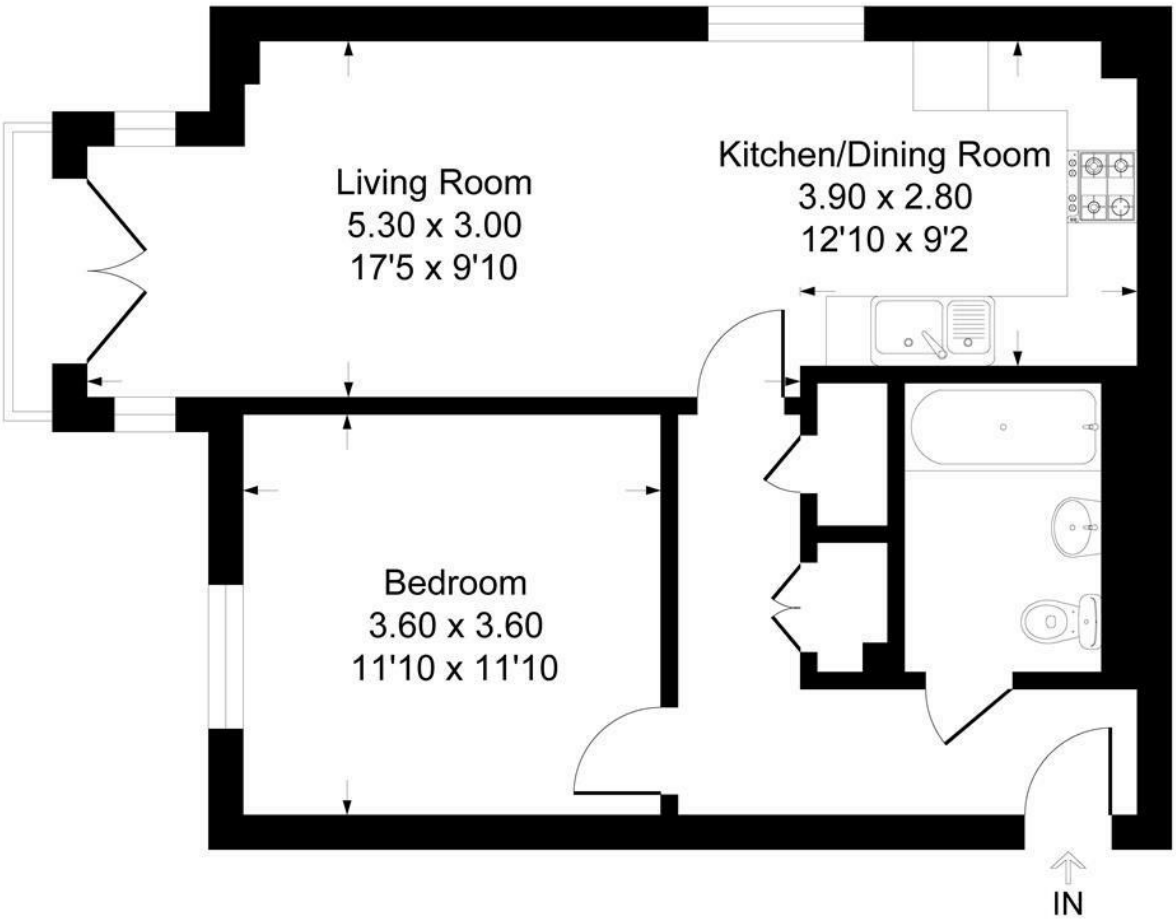
COMMUNAL GARDENS
The delightful communal gardens are a genuine feature of the property and are beautifully landscaped and maintained. There is a central water feature with bench seating around the perimeter as well as raised shrub beds / borders which are well stocked providing colour and definition.

ADDITIONAL INFORMATION
Property is Leasehold - 250 Year Lease Granted in 2021 has 247 years remaining and expires 2271
Service Charge is £165.70 pcm
Rent Payable to MOAT (for their 65% share) is £636.21 pcm
Ground Rent Charge Reviewed Every 21 Years
Council Tax Band B



Quinton Court

Approximate Gross Internal Area = 54.9 sq m / 591 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 Planpix

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