



**** PRICE GUIDE £250,000 - £265,000 **** A thoughtfully modernised and well presented two double bedroom first floor flat, forming part of this block of four like flats set at the end of this popular residential cul-de-sac in the sought after village of Kemsing. The property is within easy reach of all village amenities, including Kemsing rail station, the local parade of shops, Church, Library, primary school and delightful local rural walks. The neighbouring town of Sevenoaks boasts a wider array of all shopping, social and leisure facilities, including fast and frequent mainline rail links to London Bridge / Charing cross in less than thirty minutes and beautiful Knole Park.

The well planned and generously proportioned accommodation has been thoughtfully refurbished by the present owner, currently comprising a welcoming entrance hall with plenty of storage areas including a walk in store, spacious sitting room, contemporary kitchen / breakfast room, two double bedrooms and the contemporary bathroom. Additional benefits include a delightful private garden area with storage shed, on street parking and the balance of a 125 year lease. Available with NO ONWARD CHAIN and thought to be an ideal purchase for first time buyers or investment purchasers alike, your internal viewing comes highly recommended in order to fully appreciate all this well appointed home has to offer.

34 Park Lane

Kemsing, Kent, TN15 6NX Leasehold



Offers In Excess Of £250,000

COMMUNAL ENTRANCE HALL

With staircase leading to first floor and access to each of the four apartments in the block.

ENTRANCE HALL

Entrance door, attractive dark stained oak flooring, access hatch to loft storage area, doors to three separate large walk in storage cupboards, entryphone system and doors to all rooms.

SITTING ROOM

13'8" x 12'5"

Spacious reception with double glazed window to front, double radiator, coved ceiling, fitted carpet, television aerial lead.

KITCHEN

9'6" x 8'2"

Recently refurbished, the kitchen has double glazed window to rear with aspect over the gardens, inset downlighting, tiled flooring, attractive localised wall tiling. Extensive series of base units in gloss white set with wood effect rolled top work surfaces incorporating stainless steel sink unit and drainer. Inset wine rack, integrated Bosch' oven with four ring gas hob and overhead extractor, space and plumbing for washing machine and fridge freezer. Raised breakfast bar counter.

BEDROOM ONE

12'6" (max) x 11'5"

Double glazed window to front, radiator, coved ceiling, newly fitted carpet and door to airing cupboard housing hot water cylinder.

BEDROOM TWO

8'10" x 8'6"

Double glazed window to rear overlooking gardens, radiator and newly fitted carpet.

BATHROOM

8'6" x 5'4"

Opaque double glazed window to rear, heated towel rail, tiled floor and localised wall tiling, modern white suite comprising panelled bath with overhead rainforest shower and screen, low level wc and pedestal was basin.

PARKING

On street parking to front of apartment with garages for rent to the rear.

GARDEN

36ft x 31ft

Delightful private garden area located at the rear of the flats is mainly laid to lawn set within a neatly fenced perimeter with timber storage shed and a sunny aspect.

ADDITIONAL INFORMATION

The property is leasehold, offering the balance of a 125 year lease, created 1981 (80 years remaining).

Ground Rent : Peppercorn charge

Maintenance Charge : £150 pcm (totalling £1,800 per annum).

Freeholder is West Kent Housing

MAINTENANCE CHARGE

We are advised by the vendor that the current charge is £60 per calendar month on average.





Approximate Gross Internal Area
65.1 sq m / 701 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:200809 / Ref:51661)

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