



A well presented and rarely available ground 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 (0.9 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), fitted kitchen, spacious double bedroom with an array of built in wardrobe fittings and a shower room. Additional benefits include full UPVC double glazing, emergency pull cord 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 visitors alike. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate this excellent retirement flat.

St. Johns Road

Sevenoaks, Kent, TN13 3JZ Leasehold

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Guide Price £220,000

ENTRANCE HALL

Front entrance door with spyhole, wall mounted heater, door entryphone system, fitted carpet, low level storage cupboard with display shelving over, door to walk in hall storage cupboard, emergency pull cord alarm with speaker. Doors off.

SITTING / DINING ROOM

Double glazed window to rear, wall mounted heater, coved ceiling, fitted carpet, television point and aerial lead, raised plug sockets for ease of use, electric fireplace with surround. 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 a series of matching wall and base units set with rolled top work surfaces incorporating stainless steel sink unit and drainer, localised wall tiling, tiled flooring and door entryphone system. Integrated oven with electric hob and overhead extractor, under counter fridge and freezer units.

BEDROOM ONE

Good size double bedroom has double glazed window to rear, wall mounted heater, coved ceiling, fitted carpet, raised plug sockets for ease of use, television point and aerial lead as well as emergency pull cord alarm. Built in double wardrobe with sliding mirrored fronts as well as further double wardrobe and matching dressing table.

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, fitted carpet, raised plug sockets for ease of use, built in double wardrobe and return door to entrance hall.

SHOWER ROOM

Opaque double glazed window to side, heated towel rail, predominantly tiled walls, vinyl flooring, shave socket, emergency pull cord alarm and door to airing cupboard housing hot water cylinder. White suite comprising full size step in shower cubicle with fold away seat and grab handles, low level wc and pedestal wash basin.

COMMUNAL FACILITIES

Located on the ground floor accessed from the inner hallway is the large open plan day room 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.

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.

PARKING

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

OTHER INFORMATION

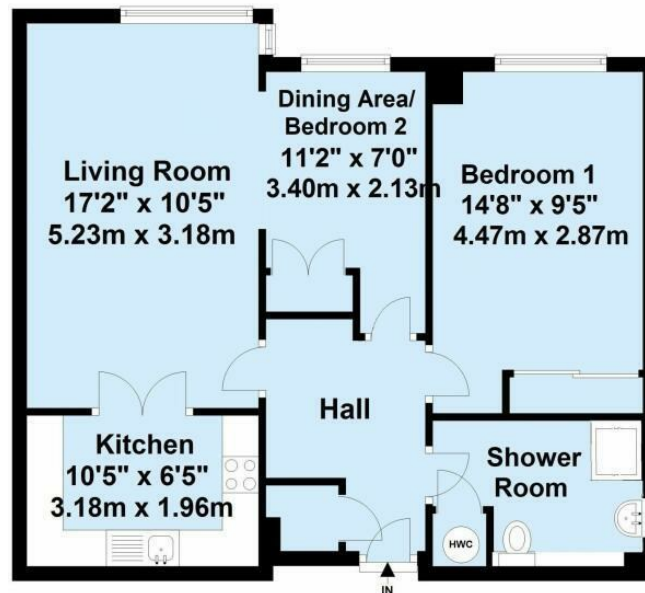
COUNCIL TAX: Band E.

TENURE: Leasehold, with 999 year lease granted in January 1988 (964 years remaining).

SERVICE CHARGES AND GROUND RENT: Service charge is £4700.00 per annum.

MAINTENANCE CHARGES AND GROUND RENT REVIEW PERIODS: We await confirmation from our Vendor.

Approx. 55sq.metres (592 sq. feet)



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