



A fully modernised and beautifully presented two bedroom ground floor apartment forming part of this conveniently located and well respected retirement complex (residents must be aged 60/65 years or older). Set in a central location, "The Acorns" retirement complex is within genuine walking distance (0.2 miles) from a range of local amenities at both Tubs Hill Parade and Station Parade, as well as providing easy access to Sevenoaks mainline station with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. A wider array of all shopping, social and leisure facilities can be found in the town centre (0.8 miles) including beautiful Knole Park.

Thoughtfully refurbished by the present owner, the well planned accommodation comprises a welcoming entrance hallway with plenty of built in storage, a through sitting/dining room with patio doors providing direct access to the garden, a contemporary fitted kitchen, two bedrooms (master with built-in wardrobes) and the modernised shower room. Further benefits include the extended lease (123 years left), emergency pull cord alarm system for peace of mind, residents parking and communal gardens. Available with NO CHAIN, your internal inspection comes highly recommended in order to fully appreciate arguably the best apartment at The Acorns.

## 17 The Acorns Bradbourne Park

Sevenoaks, Kent, TN13 3YD Leasehold



Guide Price £195,000

## **COMMUNAL ENTRANCE**

With secure access via residents key fobs / entrance keypad, the communal entrance is a welcoming, clean and tidy area with a residents noticeboard, access door to the rear garden and access doors to each of the ten apartments in the block (5 to the first floor and 5 to the ground floor).

## **HALLWAY**

Private entrance door with spyhole, radiator, coved ceiling, fitted carpet, door to hall storage closet with hanging rail and space for coats/shoes, further door also to walk in airing / linen cupboard. Master panel complete with speaker for emergency assistance/on site warden.

## **SITTING / DINING ROOM**

Double glazed sliding patio doors to rear with direct access to the garden, Double and single radiators, coved ceiling, fitted carpet, raised television, telephone and electric sockets for ease of use, wall mounted telephone entry system, emergency assistance alarm pull cord for peace of mind. Multi paned door provides access through to the kitchen.

## **KITCHEN**

Contemporary kitchen has double glazed window to side, coved ceiling, vinyl flooring and localised wall tiling in an attractive brick bond pattern. Series of matching wall and base units set with rolled top work surfaces incorporating 1½ bowl stainless steel sink unit and drainer, integrated double oven with four ring hob and overhead extractor, space for further utilities including washing machine, under counter fridge and freezer units and wall mounted boiler behind matching unit front. Wall mounted units have under unit lighting in addition to the main kitchen light.

## **BEDROOM ONE**

Double bedroom with double glazed window to rear providing a delightful aspect over the communal garden area, radiator, coved ceiling, fitted carpet, raised television point and electric sockets for ease of use, emergency assistance alarm pull cord for peace of mind and built in double wardrobe with sliding mirrored fronts.

## **BEDROOM TWO**

Single bedroom with double glazed window to rear providing a delightful aspect over the communal gardens, radiator, coved ceiling, fitted carpet, raised electric sockets for ease of use, emergency assistance alarm pull cord for peace of mind.

## **SHOWER ROOM**

Contemporary shower room was refurbished by the current owner and has a heated towel rail, coved ceiling, air extractor unit, vinyl flooring, predominately tiled walls, wall mounted bathroom cabinet with

mirrored fronts, and a white suite comprising a full width double shower cubicle with attractive accent tiling and fold away seat, low level WC and wash basin with integrated storage unit beneath.

## **GARDEN**

The apartment benefits from usage of a well tended area of garden immediately to the rear of the apartment, accessed via the sitting / dining room. This area of garden has a private feel to it with well stocked flower and shrub borders around the paved patio terrace - an ideal space for sitting out and entertaining visitors.

## **COMMUNAL EXTERIOR**

The well tended gardens are all of a communal nature and are looked after within the maintenance charge. There is also an abundance of parking (not allocated) to the courtyard, where there is also the communal bin store.

## **ADDITIONAL INFORMATION**

Property is leasehold and the lease was extended by the current owner to being 159 years from 1990 (123 years currently remain). Management by First Port.

Council Tax Band D

Service charges = £5158.92 for the year (£429.92 pcm)

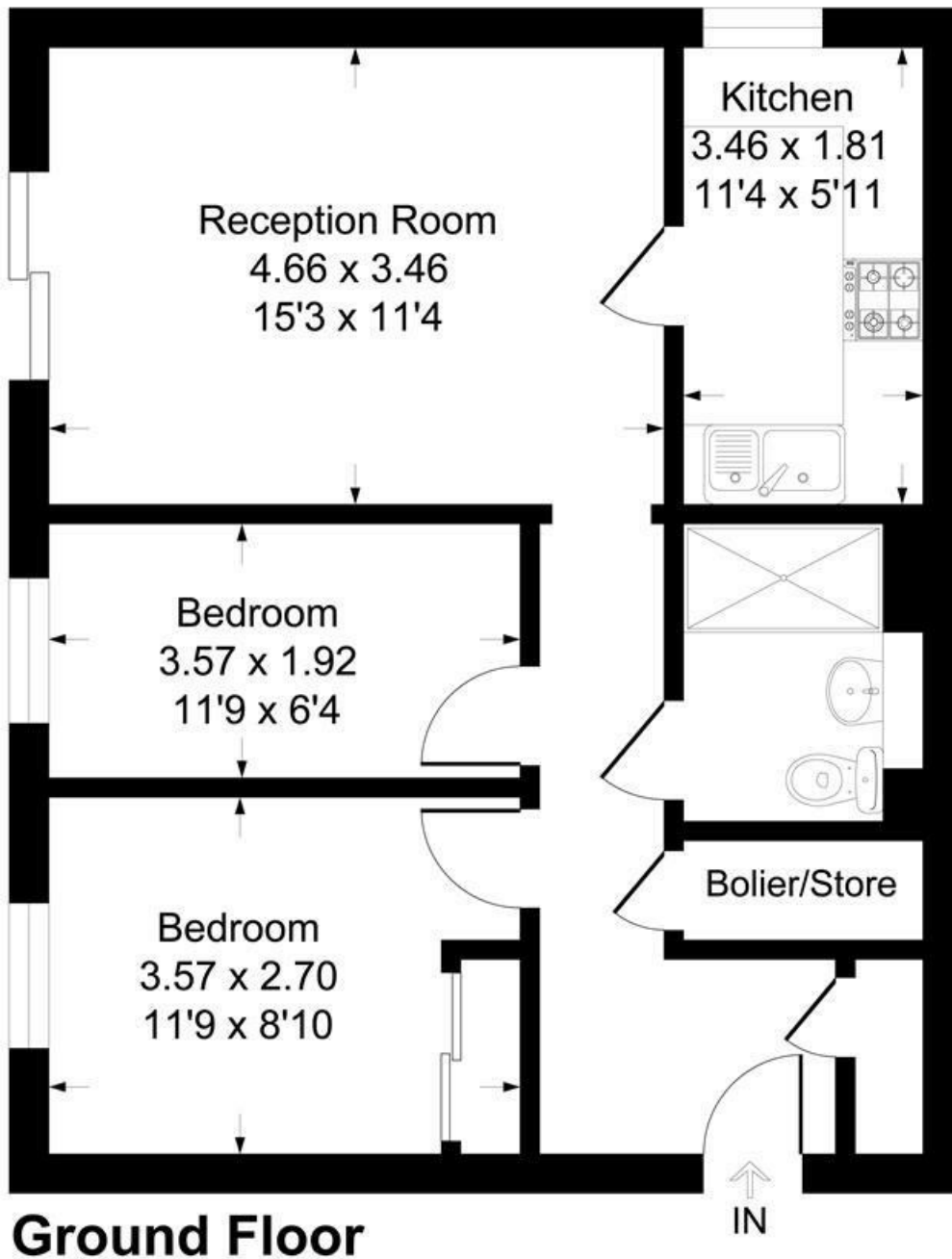
Ground rent = £247.26 (Paid twice yearly at £123.63)





# The Acorns, Bradbourne Park Road, TN13

Approximate Gross Internal Area  
55.4 sq m / 597 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.  
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