



A superb second floor contemporary apartment forming part of the highly regarded and conveniently sited Railway & Bicycle apartments of Sevenoaks. The Apartments are within 0.1 mile of Sevenoaks mainline rail station with its fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities of Station Parade and Tubbs Hill Parade, a wider array of all shopping, social and leisure facilities can be found in the High Street (0.6 miles) as well as beautiful Knole Park.

Beautifully presented, the light and airy accommodation currently comprises a welcoming entrance hall with useful walk in storage cupboard and utility closet, a social open plan living area with contemporary fitted kitchen, one double bedroom and the luxuriously appointed bathroom. Additional benefits include twin private balconies (accessed via the reception room and bedroom respectively), each with a far reaching sunny aspect. Thought to be ideal for commuters, investment buyers or first time purchasers alike, this apartment is available immediately with no onward chain and should be viewed internally in order to fully appreciate all it has to offer.

16 Railway And Bicycle

205 London Road, Sevenoaks, Kent, TN13 1DW Leasehold



Guide Price £350,000

ENTRANCE HALL

Entrance door with spyhole, radiator, inset downlighting, fitted carpet, double doors to utility closet/airing cupboard housing hot water cylinder with space and plumbing for washer dryer. Further door to spacious walk in storage cupboard complete with wall mounted boiler. Video entry phone system.

SITTING/DINING/KITCHEN

Social open plan living space has full height double glazed window providing far reaching aspect towards the Otford hills in the distance. Further full height double glazed window with accompanying door providing access to the balcony. The reception area is carpeted with two double radiators, inset downlighting and points for television/satellite/radio. Fully open plan access to the adjoining kitchen.

KITCHEN AREA

Contemporary fitted kitchen is well appointed providing an extensive array of matching wall and base units set with work surface tops and matching upstands incorporating 1½ bowl stainless steel sink unit and drainer. Integrated appliances include fridge over freezer, dishwasher, oven with four ring hob and overhead extractor. Tiled flooring, inset downlighting and under unit lighting.

DOUBLE BEDROOM

Spacious double bedroom has full height double glazed window with accompanying double glazed door providing direct access onto the balcony. Radiator, inset downlighting, fitted carpet, points for television and telephone.

BATHROOM

Luxuriously appointed bathroom has heated towel rail, inset downlighting, predominantly tiled walls with matching tiled floor. Contemporary suite comprising panelled bathtub with wall mounted shower unit and screen, concealed flush wc, floating wash basin with integrated storage drawer and recessed shelf with inset mirror, integrated lighting and shaver point.

PARKING

No allocated parking. Parking permit for Zone A can be obtained locally from the council.

EXTERNALLY

There are twin balconies providing valuable external space for the apartment. One balcony is accessed via the reception room and the other is accessed from the double bedroom. Each is glazed with the ability to sit out and enjoy the far reaching aspect.

OTHER INFORMATION

COUNCIL TAX: Band D.

TENURE: Leasehold.

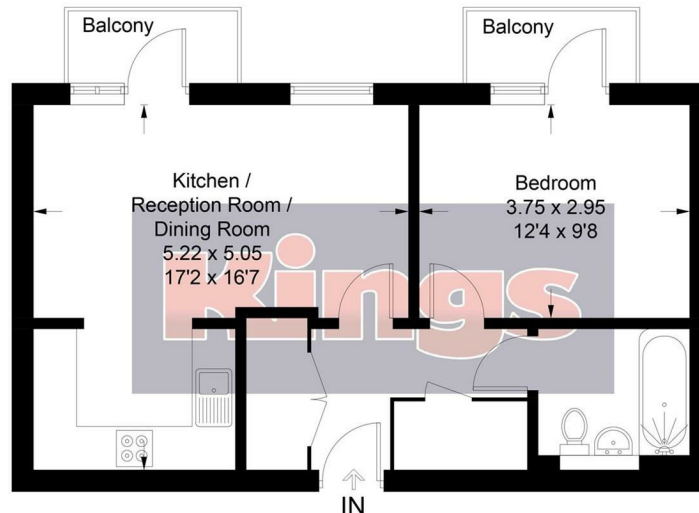
LEASE LENGTH: 125 years from January 2012.

CHARGES: Maintenance charges – £1750 per half year.
Ground rent – £300 per annum.

REVIEW DATE: December annually.

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Approximate Gross Internal Area = 46.4 sq m / 499 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 Pianpix on behalf of Kings Sevenoaks (ID921088)

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