



A one bedroom first floor flat located in a highly sought after residential address forming part of the favoured and leafy south side of Sevenoaks, within easy reach of Sevenoaks town centre (0.6 miles). Commuters will be able to benefit from easy access to the motorway networks via the A21, as well as fast and frequent rail links to London Bridge / Charing Cross from Sevenoaks station (1.3 miles) in less than thirty minutes.

The well planned accommodation currently comprises a welcoming entrance hall with storage closet, dual aspect sitting room, kitchen, double bedroom with built in wardrobes and the bathroom. Both flats are to have a 50% share of the freehold and we understand a new 999 year lease is currently being created. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this property has to offer.

## First Floor Flat School House

Solefields Road, Sevenoaks, Kent, TN13 1PH Leasehold - Share of Freehold



Price £210,000

## COMMUNAL ENTRANCE HALL

Part glazed entrance door, fitted carpet, doors to both the ground and first floor apartments.

## ENTRANCE HALL

Double glazed window to front, telephone point, space for coats and shoes, staircase ascends to first floor landing.

## FIRST FLOOR LANDING

Double glazed window to rear, radiator, fitted carpet, access hatch to loft, door to airing cupboard housing hot water cylinder, further doors off.

## SITTING ROOM

14'3 x 9'10

Double glazed window to side, radiator, television point, door to useful full height storage cupboard housing wall mounted boiler, fitted carpet, door provides access to kitchen.

## KITCHEN

10'0 x 7'3

Double glazed window to side, vinyl floor tiles and localised wall tiling, kitchen comprises a matching series of wall and base units set in rolled top work surfaces incorporating stainless steel sink unit and drainer. Integrated oven with four ring electric hob and extractor, space and plumbing for further appliances.

## DOUBLE BEDROOM

10'0 x 9'2

Double bedroom has double glazed window to front, radiator, fitted carpet and open fronted built in double wardrobe.

## BATHROOM

6'5 x 6'2

Opaque double glazed window to front, radiator, tile effect vinyl flooring and localised wall tiling. White suite comprising panelled bath with wall mounted shower unit, low level wc and pedestal wash basin.

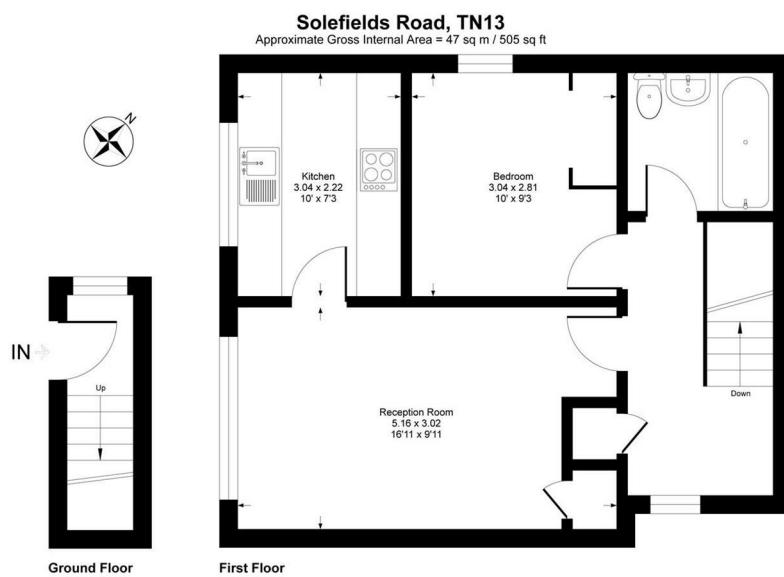
## PARKING

On street parking available.

## OTHER INFORMATION

We are informed that the flat will be 50% share of freehold with a newly extended 999 year lease.

Council Tax - Band C



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