



Located in a favoured position at the foot of Granville Road, the apartment is set within genuine walking distance of Sevenoaks mainline rail Station (0.2 miles) as well as a good range of doorstep amenities and local shops. A wider array of all shopping, social and leisure facilities can be found in the town centre, also within walking distance (0.5 miles). With access via its own front entrance door, the apartment is considered to be extremely well presented throughout with a lovely homely feel to it, having undergone a number of recent improvements including a full rewire, new electric radiators, internal doors and flooring (as of 4 years ago). The accommodation comprises entrance hall with storage closet, second floor landing, sitting room, fitted kitchen, double bedroom and contemporary bathroom. Externally the property benefits from one allocated parking space to the rear. Thought to be an ideal first time buy or investment purchase, the property is available with the potential of no onward chain and your early internal viewing comes highly recommended in order to fully appreciate this superb one bedroom apartment as well as its excellent location.

## Flat 3 Granville Court

Granville Road, Sevenoaks, Kent, TN13 1HB Leasehold



Guide Price £235,000

**ENTRANCE HALL**

Part glazed front entrance door, space for coats and shoes, staircase ascends to second floor landing with useful understairs storage closet.

**SECOND FLOOR LANDING**

Window to front, wall mounted electric radiator, fitted carpet, door to airing cupboard housing hot water cylinder with additional linen storage space, doors off.

**SITTING ROOM**

12'0 x 10'3

Window to front, wall mounted electric radiator, attractive wood effect flooring, television point, doorway providing access through to the kitchen.

**KITCHEN**

10'1 x 5'8

Window to rear, tile effect flooring, localised wall tiling in an attractive brick bond pattern and inset downlighting. Contemporary fitted kitchen boasts a series of matching wall and base units in gloss white set with contrasting dark roll top work surfaces incorporating one and a half bowl stainless steel sink unit and drainer. Integrated oven with four ring hob and overhead extractor, space and plumbing for further utilities (washer / dryer to remain).

**DOUBLE BEDROOM**

10'5 x 9'2

Secondary glazed window to rear, wall mounted electric radiator, fitted carpet and telephone point, large free standing wardrobes with mirrored sliding fronts to remain.

**BATHROOM**

Window to rear, tile effect flooring, predominantly tiled walls, heated towel rail, and inset downlighting. Contemporary white suite comprises panel bath with overhead shower unit and screen, close coupled wc and pedestal wash hand basin.

**PARKING**

One allocated parking space (number 3) in the parking courtyard to the rear of the property.

**ADDITIONAL INFORMATION**

Property is Leasehold with the balance of a 125 year lease created March 1994 (95 years remaining)

Charges: Ground rent is £50.00 per annum with maintenance charges being £2,554.80 per annum (£1,277.40 paid half yearly).

Council Tax Band C

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