



A superb top floor apartment offering spacious accommodation, forming part of the highly desirable and conveniently situated Redwood Place development. The property is situated within genuine walking distance of Sevenoaks mainline rail station (0.3 miles) which provides commuters with a fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. The property is also within walking distance of the Lidl superstore and similar distance to the doorstep amenities on offer at both Station Parade and Tubs Hill Parade, while Sevenoaks town centre provides a wide array of all shopping, social and leisure facilities including beautiful Knole Park.

Considered to be well presented and planned, the generously proportioned accommodation comprises a welcoming entrance hall complete with two storage closets, reception room with full height double glazed windows, recently refurbished contemporary fitted kitchen, master bedroom, second double bedroom and recently refurbished family bathroom. Additional benefits include allocated residents and visitor parking and use of the communal gardens and seating area. Thought to be an ideal purchase for commuters, first time buyers and investment purchasers alike, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive apartment has to offer and its superb location.

## 34 Redwood Place

Sevenoaks, Kent, TN13 2BE Leasehold



Guide Price £365,000

## COMMUNAL ENTRANCE

Well tended communal entrance is light and inviting with security entrance door, post boxes for each apartment, stairs to all floors.

## ENTRANCE HALL

Spacious and welcoming entrance hallway has front entrance door with spyhole, radiator, video entryphone system, inset downlighting, attractive wood laminate flooring, telephone point, door to walk in storage closet as well as second storage closet. Further doors off to all rooms.

## SITTING / DINING ROOM

Light and airy reception room has full height double glazed windows to rear, double radiator, inset downlighting, attractive wood laminate flooring, door to storage closet housing wall mounted boiler, feature wood panelling to one wall and points for TV / Satellite / FM and telephone. Open plan access through to the neighbouring kitchen.

## KITCHEN

Recently refurbished kitchen boasts an extensive series of matching wall and base units set with marbled effect quartz work surfaces and matching upstands / splashbacks. Inset one and a half bowl stainless steel sink unit is accompanied by integrated appliances including "AEG" oven and microwave combination with induction hob and overhead extractor, fridge over freezer, dishwasher and washing machine.

## BEDROOM ONE

Double bedroom has full height double glazed window to rear with further double glazed window to rear, radiator, fitted carpet, points for TV and telephone, custom built wardrobes are not built in but can be negotiated separately.

## BEDROOM TWO

Double bedroom has double glazed window to rear, radiator and fitted carpet.

## BATHROOM

Recently refurbished bathroom has radiator, inset downlighting and tile effect vinyl flooring. The contemporary white suite comprises a panel bath with wall mounted shower unit and screen, close coupled WC and pedestal wash basin with tiled splashback.

## PARKING

The apartment comes with one allocated parking space ( marked "X" ). In addition there are multiple visitor bays available.

## BIKE STORE

There is a communal bike store which is lockable and available to residents for secure / dry bike storage.

## GARDENS

The apartments benefit from well tended communal gardens with bench seating, providing a delightful area to sit out in.

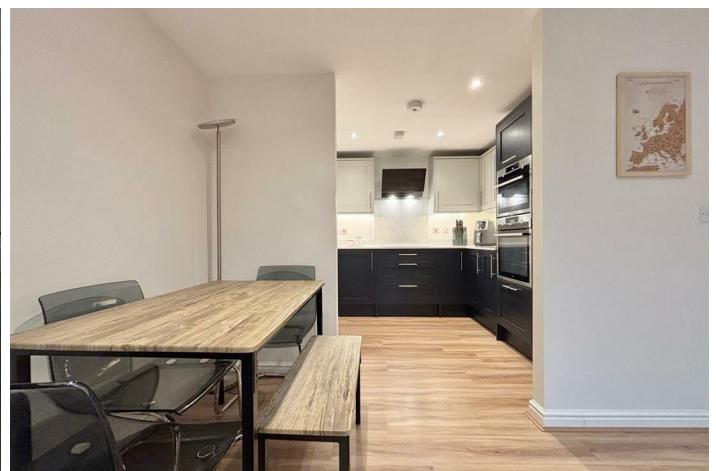
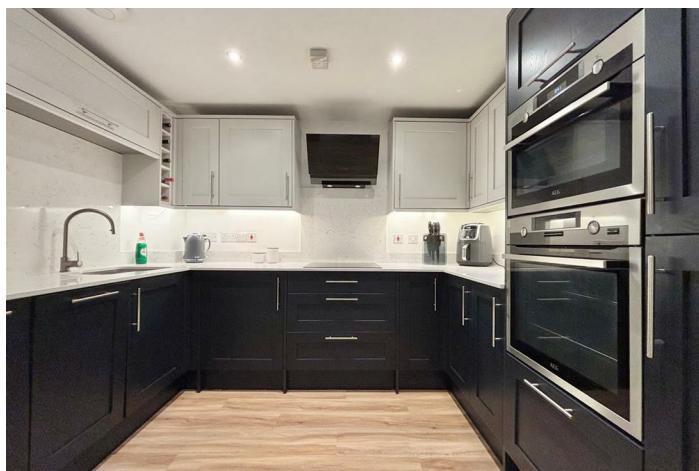
## ADDITIONAL INFORMATION

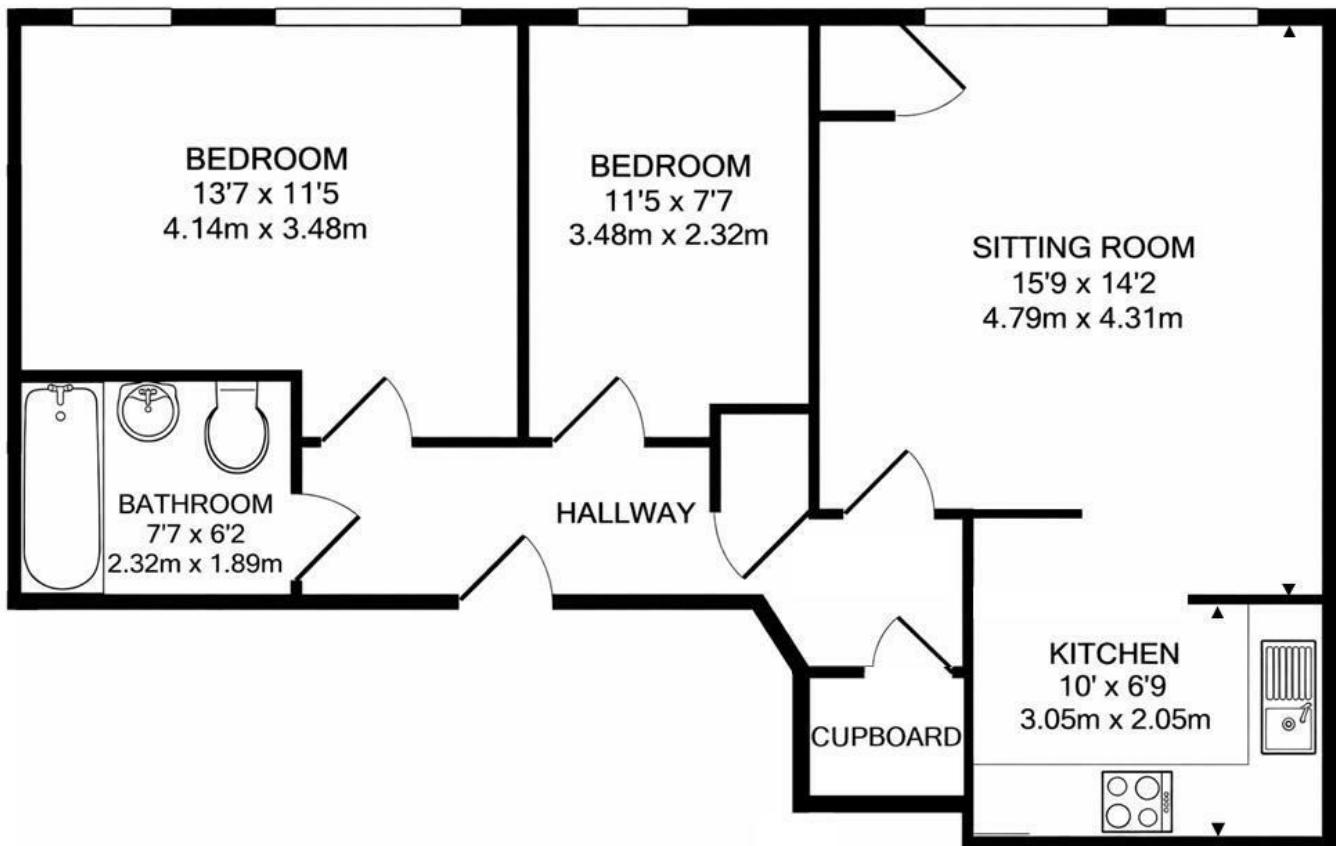
Property is Leasehold with West Kent Housing being the Freeholder. The lease term granted is 125 years (from Dec2014 - 114 years remaining).

Maintenance charge is paid monthly and equates to £1819.80 per annum with an additional peppercorn ground rent charge.

Council Tax Band D







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