



**£500,000**

Plot 1, Bank Building Station Road, Otford, Sevenoaks, Kent, TN14 5QX

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Plot 1 at Bank Building is a stunning 2 bedroom, 2 bathroom, ground floor apartment with private terrace and parking - a short walk to Otford station. Ready to move in to. CALL NOW TO MAKE AN APPOINTMENT TO VIEW

## Plot 1 Bank Building

Plot 1 at Bank Building is an exciting 2-bedroom, 2 bathroom, ground floor apartment located within easy walking distance of Otford station and Otford Village. The property boasts a spacious kitchen/diner/living room and bi-folding doors leading to private terrace.

## Bank Building

Bank Building is a BRAND-NEW collection of only four bespoke apartments in the sought-after village of Otford and comes with a 10 year build warranty.

## Location

Otford is a bustling village, noted for its historic buildings and central pond, which offers an array of shops (including a post office), tea rooms and pubs. Locals enjoy an eclectic range of clubs, societies and classes, many of which occur at the Memorial Hall. While the Otford Recreation Ground is home to the local lawn tennis club and football club. For convenience the village also has a surgery and library. Slightly further afield, around 3 miles away, Sevenoaks offers a diverse range of eateries, shops and leisure facilities, including a cinema and sports centre.

## Travel & Commuting

For those commuting to London a public footpath just outside the perimeter of the development offers direct access to Otford station's platform. Otford station currently offers a mainline service to London Victoria and Blackfriars. While an additional fast service to London Bridge, Waterloo East and Charing Cross is set to be launched December 2022.

## Schooling

Otford, and Sevenoaks, has a diverse collection of state and independent schools including Russell House, Otford Primary, Walthamstow Hall and Sevenoaks School.

## Entrance hallway

LVT flooring. Video entry phone system and security alarm. Pre-finished oak doors with sleek chrome fittings. Integrated cupboard.

## Kitchen/Dining/Living Room

22'11" x 14'9" (6.99m x 4.52m)

Fully fitted kitchen by Gardiner of England with Monza units and quartz worktop. Integrated appliances include Bosch oven, induction hob and hood. Candy fridge/freezer, dishwasher and washer/dryer are also included.

Downlighters. Satellite TV and BT point. LVT flooring. Bi-folding doors from lounge area leading out to the patio.

## Bedroom 1

12'7" x 11'7" (3.84m x 3.55m)

With fitted wardrobe, carpet, side aspect window.

## En-suite

Comprising of shower, basin with vanity unit, WC, heated chrome towel rail. Ceramic tiled floors and fully tiled walls. Downlighters. Front aspect window.

## Bedroom 2

10'5" x 9'10" (3.18 x 3.02)

Carpet, front aspect window.

## Family Bathroom

Comprising of shower over bath, basin with vanity unit, WC, heated chrome towel rail. Ceramic tiled floors and fully tiled walls. Downlighters.

## Private terrace

Bi-fold doors leading from lounge area out to private terrace.

## Photography

All digitally dressed internal images are of the show home, apart from the bedroom which is plot 1.

## Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. Are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.