



High Street, Sevenoaks, TN13 1LD
Asking price £325,000 Leasehold

Offered with no forward chain, The Homes Group are delighted to present to the market this spacious two-bedroom, second floor flat located in Sevenoaks Town Centre.

The accommodation comprises of a 17'1 x 13'4 Kitchen / Diner, a 16' x 10' Living Room, a 17' x 10'4 main bedroom with En-Suite Shower Room, a 9'5 x 7'10 second bedroom and a separate bathroom.

There is permit parking available for residents within the town car parks for which there is a yearly fee. Details to be verified by vendors solicitors.

Tenure - Leasehold, 125 year lease from 2008 - Ground Rent £100 per annum - Service Charge £2174 per annum - Lease details to be verified by vendors solicitors.

Communal Hallway

Entrance Hall

11'1 x 4'8 (3.38m x 1.42m)

Kitchen / Diner

17'1 x 13'4 (5.21m x 4.06m)

Living Room

16' x 10' (4.88m x 3.05m)

Bedroom One

17'2 x 10'4 (5.23m x 3.15m)

En-Suite Shower Room

9' x 6' (2.74m x 1.83m)

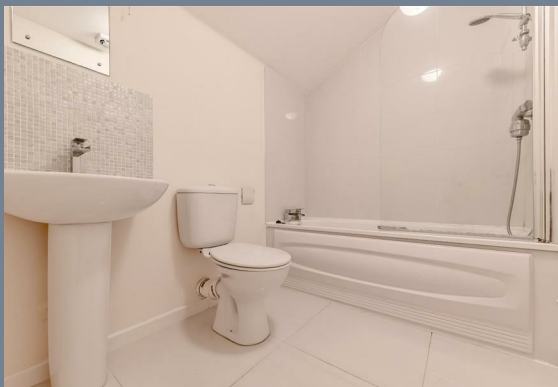
Bedroom Two

9'5 x 7'10 (2.87m x 2.39m)

Bathroom

Tenure - Leasehold

Council Tax - Band C

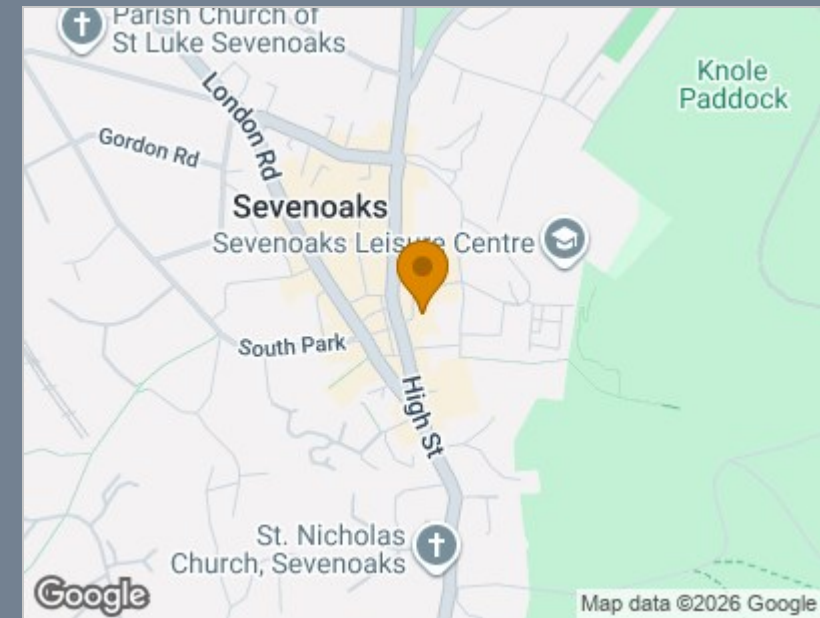




Second Floor



Total area: approx. 73.6 sq. metres (791.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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