



Flat 1, 20 St. Botolphs Road, Sevenoaks, TN13 3AQ

Asking price £625,000

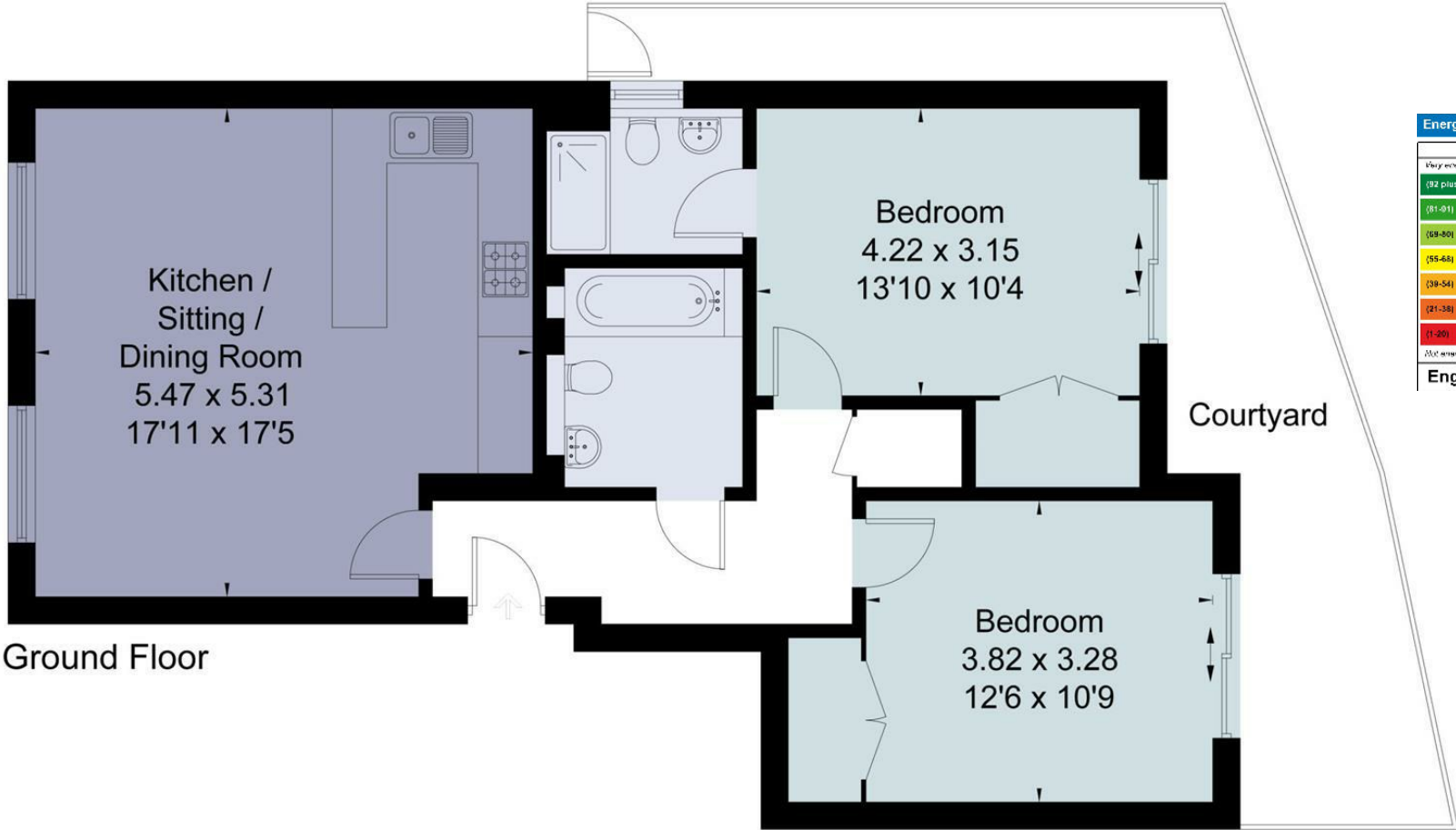
Jack Charles
Estate Agents

Sales & Lettings

- Ground Floor Apartment
- Family Bathroom
- Private Courtyard Garden
- Two Bedrooms
- Super Kitchen/Dining/Living Room
- Close To Sevenoaks Station
- Ensuite
- Allocated Parking
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Approximate Area = 77.1 sq m / 830 sq ft
 For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 276668

Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this impressive apartment situated in the sought after St Botolphs Road situated about 0.2 miles from the main line station which offers a fast service to London Bridge in 23 minutes.

The property is being sold with a 1/5th share of the freehold and benefits from the remaining 6 years of a 10 year Build Zone warranty. The property is finished to a high specification and there are five apartments in total, Flat 1 occupies the ground floor and has its own private courtyard garden. Internally the apartment has an entrance hall with a coats and storage cupboard and access to the kitchen/dining/living room, both bedrooms and a well-appointed bathroom with shower over the bath.

The open plan kitchen/sitting/dining room is spacious with an outlook to the side and has an excellent range of fitted wall and base units together with integral appliances including fridge/freezer, microwave, dishwasher and washing machine. The two double bedrooms both have sliding doors leading out to the courtyard garden together with fitted wardrobes. One of the bedrooms has a stylish en suite shower room.

To the front of the property is an allocated parking space and the cobbled courtyard provides a charming outside seating area.

Sevenoaks Location

The property is conveniently located in heat of Sevenoaks close to the mainline railway station with its train services to London, with peak hour fast service about 30 minutes. Sevenoaks town centre is about ½ mile with its wide range of shopping facilities, restaurants, cinema/theatre complex, swimming/leisure centre and main library.

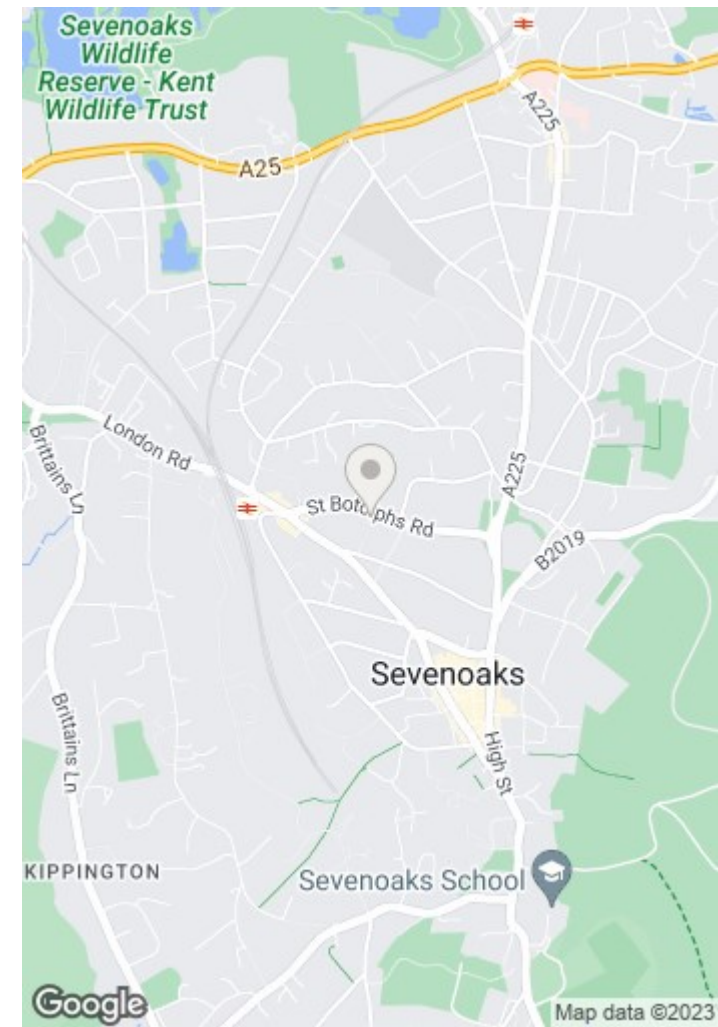
Primary Schools: Sevenoaks CP, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools.

Secondary Schools: Judd Boys Grammar in Tonbridge, The Skinners School, Tunbridge Wells, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy in Sevenoaks.

Independent Schools: Sevenoaks School, Walthamstow Hall, The Granville School, Solefields and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Combe Bank School for Girls in Sundridge.

Leisure Facilities: Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks swimming and Leisure Centre. Cricket and Rugby in the Sevenoaks Vine area.

Motorway Links: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports and the Dartford river Crossing.





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