



Well-presented first floor flat within an elegant Victorian house, situated in a popular residential road under a mile from the town centre and main line station. CHAIN FREE

**£250,000**    **Share of Freehold**



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## St Johns Road, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 1

- Popular location
- Close to station & town
- Private section of garden
- Share of the freehold
- CHAIN FREE



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### ACCOMMODATION

Secure communal main entrance leading to private flat entry. The accommodation comprises an entrance hall leading to the reception room with space for lounge and dining area. Fitted kitchen with appliances including built-in electric hob and electric oven, fridge-freezer and washing machine. Double bedroom. Bathroom with shower attachment over the bath.

### OUTSIDE

Allocated section of garden to the rear of the property. Parking on road with no restrictions.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

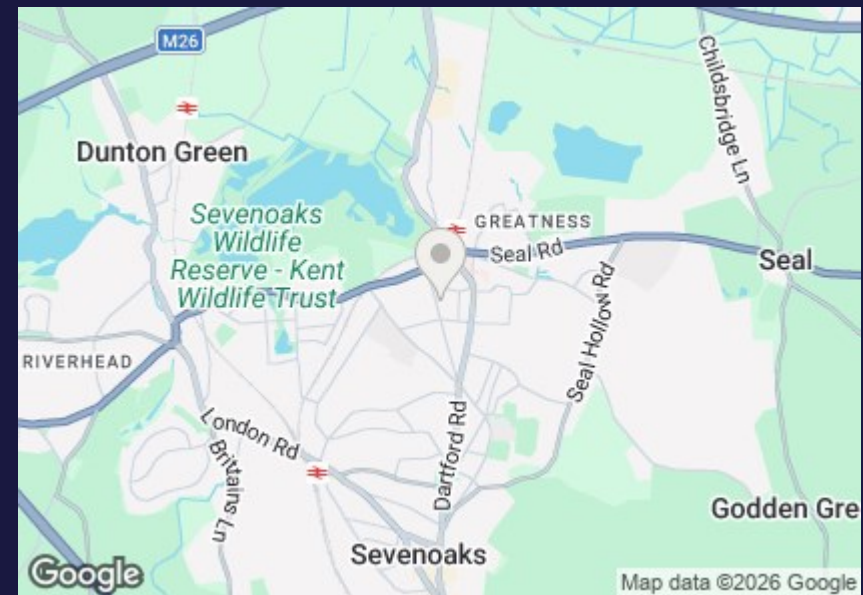
Service charge: £500.00 per annum

Local authority: Sevenoaks District Council

Council Tax Band: B

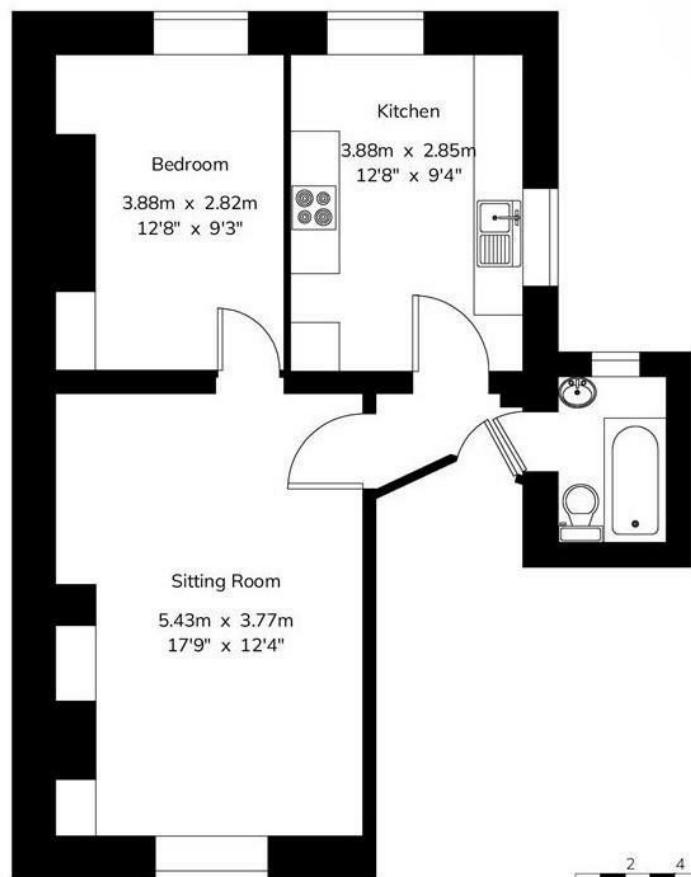
Share of freehold: 155 years remaining on lease



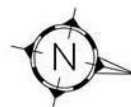


From Sevenoaks town centre head north along the Dartford Road, past the Vine cricket ground. Continue down until you reach a zebra crossing by the shops at Hollybush, just past the crossing turn left and then right in to St. Johns Road. Number 72 can be found approximately half way down on the right hand side.





Gross Internal Area : 49.3 sq.m (530 sq.ft.)



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#### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>76</b>               |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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