



Spacious and well presented two double bedroom ground floor flat in a convenient location under 0.5 miles from Sevenoaks town centre and mainline station.

£385,000 Leasehold - Share of Freehold



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Two double bedrooms
- Allocated parking space
- Private road
- 0.5 miles to Sevenoaks town
- 0.4 miles to Sevenoaks station
- Ground floor
- Gated accommodation



Spacious and well presented ground floor apartment with two double bedrooms within a purpose-built development in a private road under half a mile from Sevenoaks town centre and train station. Viewings by appointment only, through the agent

ACCOMMODATION

Communal hallway with stairs/lift down to flat. Entrance hall with storage cupboards. Spacious main reception room with areas for lounge and dining, door to the patio and gardens. Kitchen with fitted wall and base units, appliances include a washer/dryer, fridge/freezer, dishwasher, double oven & hob. Hatch through to dining area. Master double bedroom with built in wardrobes and ensuite bathroom. Second double bedroom with built in wardrobes. Main shower room with laminate flooring and shower cubicle. Janitor is employed part time to maintain the communal areas.

OUTSIDE

Access is via electric gates located on the private road. Entry into covered rooftop carpark with allocated parking space. Secure entry into communal stairwell with stairs and lift down to the ground floor. Alternative external pathway and steps around building down to maintained communal gardens. Private patio area overlooking gardens.

UTILITIES/KEY INFORMATION

Mains electricity/water/sewerage

Heating: Electric under floor heating

Service Charge: £900.00 quarterly, includes the part time janitor

Ground Rent: Included in service charge

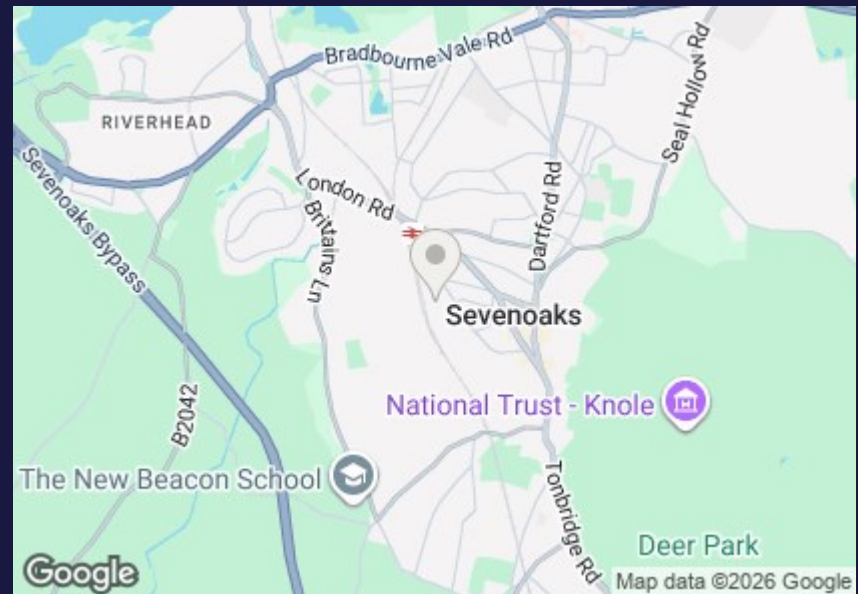
Local authority: Sevenoaks District Council

EPC rating: C

Council Tax Band: F

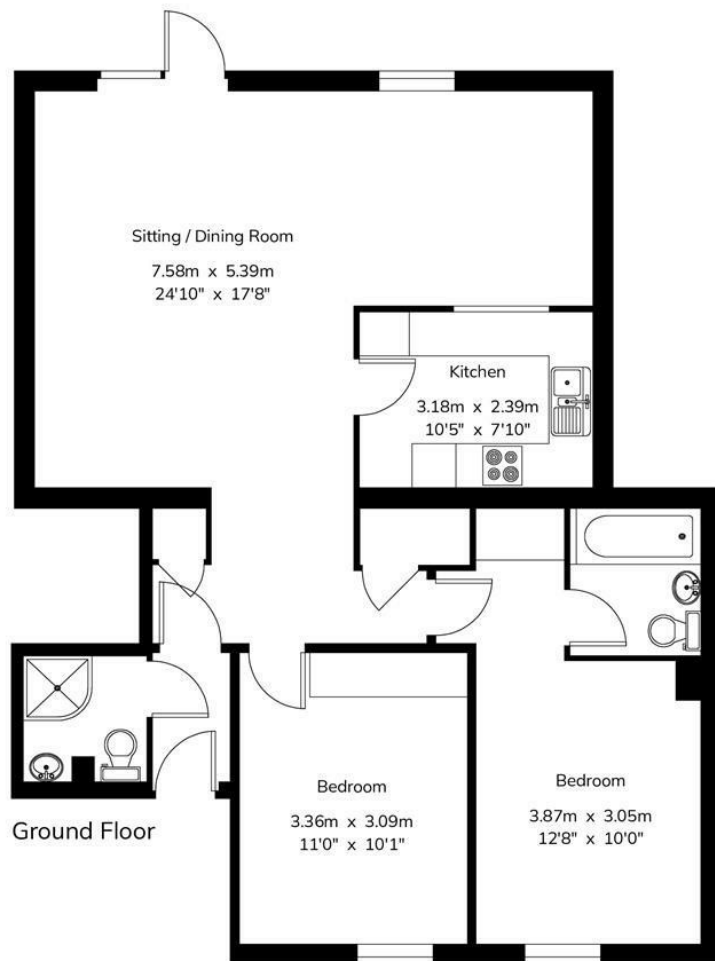
973 yrs remaining on Lease





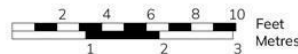
Coming down Granville Road from the town centre, there are two entrances to Clarendon Road on the left hand side. Clarendon Court is located about halfway along Clarendon Road. There is permit parking along Clarendon Road and allocated parking within the gated car park for the flat.





2 Clarendon Place

Gross Internal Area : 87.7 sq.m (944 sq.ft.)



For Identification Purposes Only.

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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		
	72	75
England & Wales		EU Directive 2002/91/EC



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