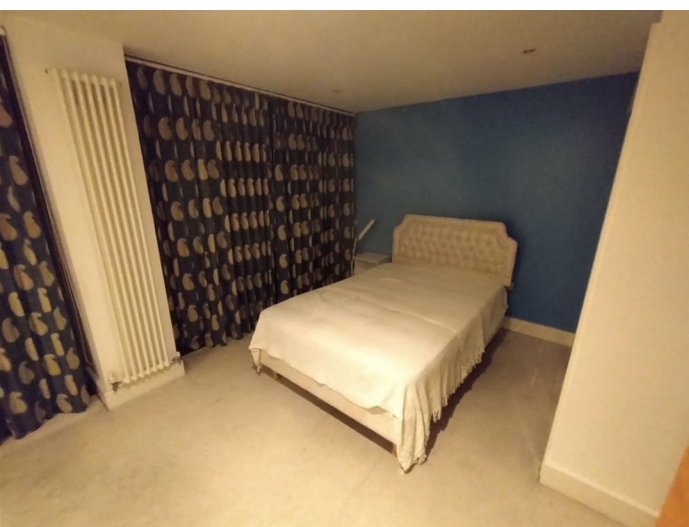




Ibbett Mosely

18 Clarendon Road, Sevenoaks, Kent, TN13 1DT





## 18 Clarendon Road, Sevenoaks, Kent, TN13 1DT

**A WELL-APPOINTED GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE TERRACE IN THIS SOUGHT AFTER LOCATION CLOSE TO BOTH TOWN AND STATION.**

**PRICE: £450,000 LEASEHOLD**

- Large Double Bedroom
- Sitting Area with Patio Doors
- Bathroom includes Shower
- Council Tax Band F
- Spacious Open-Plan Living
- Dining Area
- Underground Parking Space
- Fitted Kitchen Area
- Gas Central Heating
- No Chain

Relax in your own PRIVATE TERRACE with this superb ground floor apartment. This is a great chance to live close to both SEVENOAKS town centre and the mainline station in a spacious one bedroom apartment with underground parking. This is a small exclusive development with NO ONWARD CHAIN.

### Description

This is a small and exclusive modern development convenient for the town and station. It is more spacious than an average one bedroom apartment, being approximately 766 sq ft (71.2 sq m). It is on the ground floor and has the outstanding benefit of a large, private terrace which can be accessed from both the living area and the bedroom. The terrace has plenty of room to sit and enjoy the westerly aspects with a high tree line to the rear enhancing its privacy.

The communal entrance has an entry phone system. The accommodation itself includes an entrance hall with cupboard and an airing cupboard

(housing the boiler and tank). This leads to all rooms.

The main living space is open-plan with a large sliding door to the rear. The kitchen area has a tiled floor and fitted appliances including oven and hob. The remaining living space offers versatility to arrange to your own taste. The bedroom has two sliding patio doors to the terrace and even lends itself to being divided into two rooms if required. There is a sliding mirror door wardrobe. The spacious bathroom has 'jack and jill' doors connecting to both the bedroom and the hall. It has a contemporary suite with both a bath and separate shower.

The property also has access to a gated underground car park with its own parking space.

### Location

The property is located tucked away at the end of Clarendon Road, off Granville Road. It is about half a mile from the station and a similar distance from



Sevenoaks High Street.

Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole Park is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

the area has excellent schooling at all levels, both state and independent. There are excellent road links; the M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing.

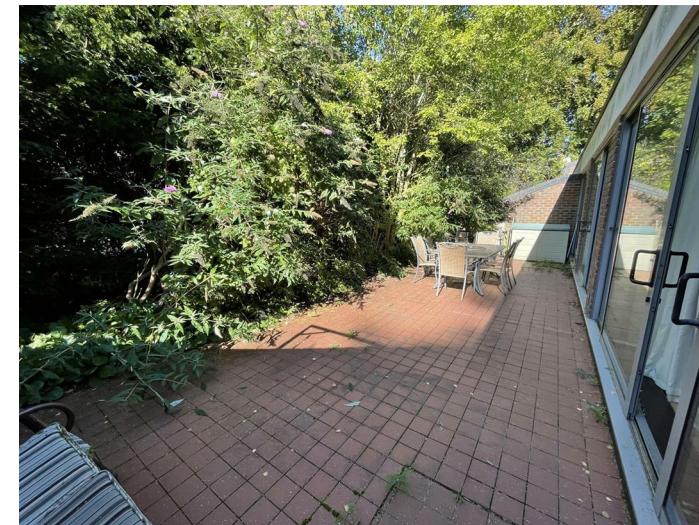
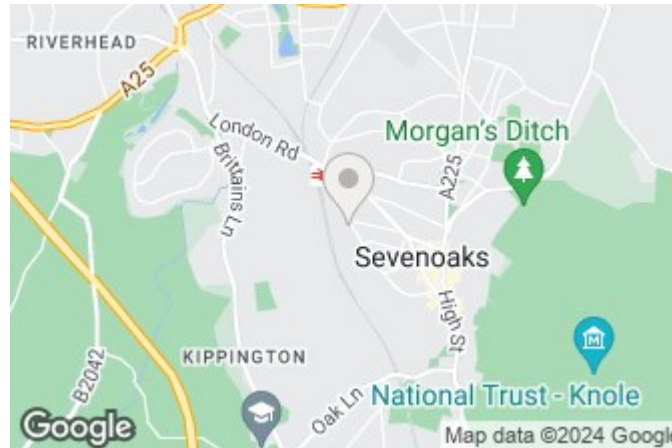
Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London Bridge/Victoria/Blackfriars taking around 50 minutes.

#### Lease Details

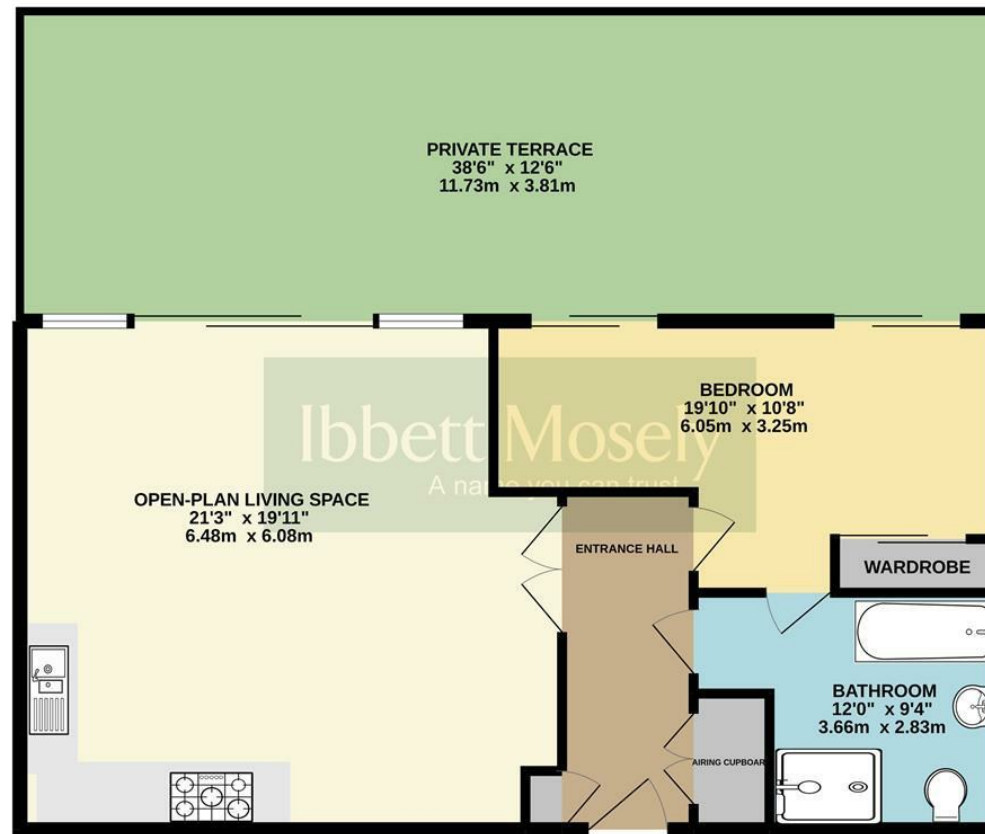
Lease term: 125 Years from 01/07/2004

Ground Rent: £250 pa (doubling on each 25th anniversary)

Service Charge: for 6 months to 1/9/2022 the charge was £1,348.90



GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- D

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**...a name you can trust**  
*offices in Kent and London*