



Prevail Place

Chatham Hill Road, Sevenoaks, Kent TN14

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A stylish first floor apartment with bright and spacious accommodation. The property also features a balcony and gated covered parking space.

- One bedroom
- Modern kitchen
- Open plan living room
- First floor
- Entrance hall with intercom
- Large bathroom
- Excellent presentation
- Close to Bat and Ball station
- Balcony
- Covered parking space

THE PROPERTY

A light and airy one double bedroom first floor apartment excellently located 0.1 mile from Bat and Ball Station, offering services into Blackfriars and one stop away from Sevenoaks station.

You enter the property via the communal entrance hall with stairs rising to the first floor, there is also a lift giving access to the upper floors.

The private front door leads into the welcoming entrance hall which in turn leads onto all rooms, the fabulous open plan kitchen dining room is both bright and spacious. The kitchen area has been fitted with modern sleek units with complimentary work surfaces running over, the living space opens out onto the balcony which is a lovely feature. There is a good size double bedroom and a family





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bathroom which has been fitted with a modern white suite to include a shower over the bath.

OUTSIDE

The property comes with one allocated parking space which is positioned under the building offering gated and covered parking.

SURROUNDING AREA

The property is located close to local shopping facilities including a Sainsbury's Local, chemist, hairdressers, tea rooms and McColl's convenience store as well as a number of takeaway outlets. Sevenoaks High Street is approximately 1.2 miles away offering a wide choice of social and recreational activities include the Stag Theatre and cinema, leisure centre with swimming pool and fitness suite.

Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street) is approximately 1.2 miles distant and Bat & Ball station is 0.1 of a mile distant and links to numerous stations through South East London terminating at London Blackfriars. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange approximately 2.1 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus, the south coast and the excellent Bluewater shopping centre.

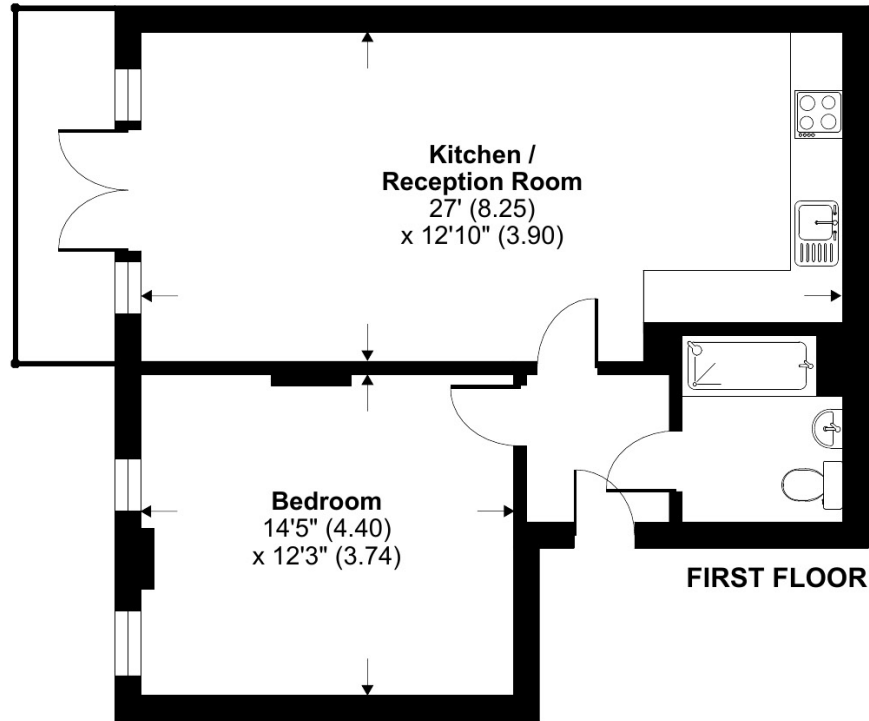
Schooling is excellent with many highly regarded primary, private and grammar schools within walking distance including Sevenoaks Primary, Lady Boswell's and St John's Primary Schools, Trinity School, Weald of Kent Grammar Annexe, Tunbridge Wells Boys Grammar.





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Approximate Area = 604 sq ft / 56.1 sq m
For identification only - Not to scale



TENURE

Leasehold: The lease is 125 years from 1 Jan 2019 to 31/12/2144. The current ground rent is £150 and is next to be reviewed in 2029. We have been informed that the current service charge for 2024 - 2025 is £1922.20.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band C.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Humberts. REF: 1160162

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