



Oastfield Court

High Street, Sevenoaks, Kent TN13 1UY

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A spacious 2 bedroom maisonette which has recently been re-painted located in the heart of Sevenoaks high street within easy reach of the mainline station.

- Central Sevenoaks location
- Self contained maisonette with private entrance
- Two double bedrooms
- Separate kitchen breakfast room

THE PROPERTY

You enter the property through its own private front door into the entrance hall where you find access to the downstairs accommodation and stairs rising to the first floor. The kitchen breakfast room is located to your left and features a large window and space for a table. The kitchen itself comprises a range of white slab wall and base units topped with black laminate worktops and incorporates an integrated slim line dishwasher as well freestanding cooker, washing machine and fridge freezer which are included in the sale.

Heading through you come to the spacious lounge which has high ceilings, a feature that can be found throughout the property, as well as two large windows which flood the room with light and a decorative fireplace that is not currently in use.

Upstairs you will find access to the main bedroom which is of a generous size and features two large windows. The second bedroom also accommodates a double bed. The bathroom completes the accommodation and has been fitted with a white suite with shower over bath, w.c. and basin.





OUTSIDE

The property is accessed to the rear of the building off Pembroke Road via a set of metal steps that lead to a balcony area. The front door is accessed from this balcony.

SURROUNDING AREA

The property is located on Sevenoaks High Street with its excellent range of shops, pubs and restaurants as well as a cinema and theatre all on the door step. Knole Park, a 1,000 acre deer park and stunning stately home is a short walk away.

Public transport in the area is outstanding with Sevenoaks mainline station and its fast rail services to London Bridge, Charing Cross & Cannon Street in as little as 23 minutes just 0.6 miles away. A bus station is just around the corner serving the local area and access access to the M25 (junction 5) and A21 is at the Chevening interchange 2 miles away, which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus and the South Coast.

Schooling is excellent in the area with many private and state schools serving all ages.

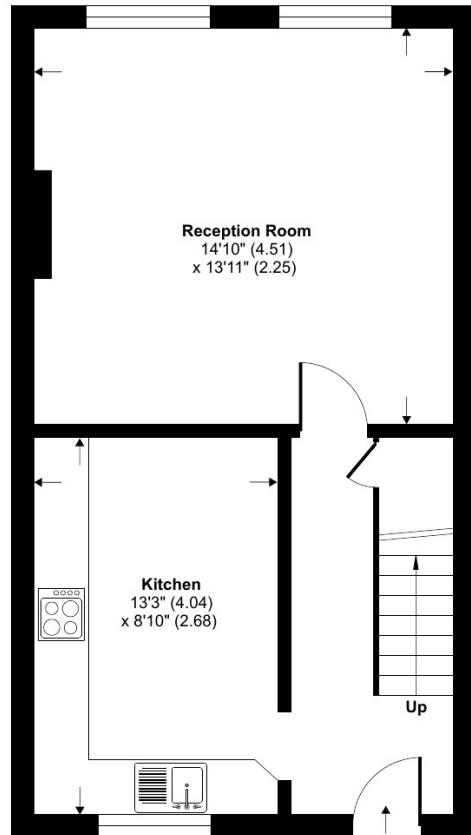
Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place and Sevenoaks Wildlife Reserve among many others.



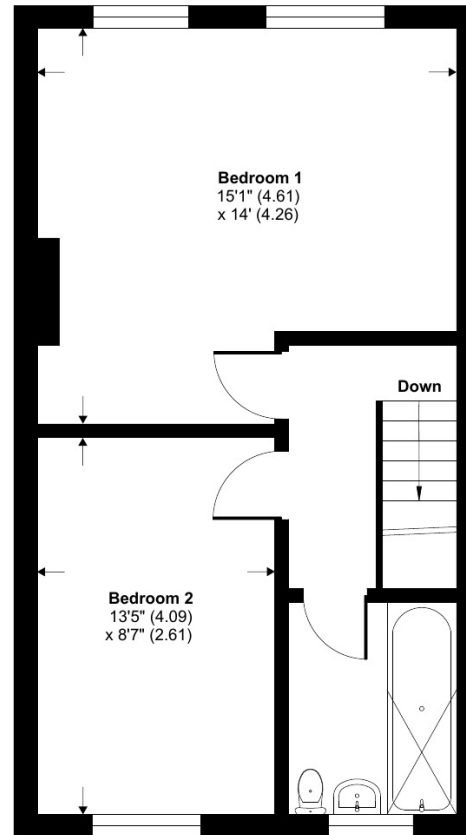
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Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for Humberts. REF: 1174364

TENURE

The property is leasehold and the lease runs for 125 years from 17/03/2012. The current service charge is paid on an ad-hoc basis at a fair proportion as determined by an independent surveyor at the time. A ground rent of £100 is also paid annually rising next in 2032 to £250. Under the terms of the lease a payment is also able to be requested annually for buildings insurance.

SERVICES

All mains services are connected.

Parking permits are available from Sevenoaks district council, more information on cots is available on their website.

LOCAL AUTHORITY

Sevenoaks District Council - Band C.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

RESTRICTIONS

The property is located in a conservation area.

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