



River Court

London Road, Riverhead, Sevenoaks, Kent TN13

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Spacious 1 bedroom apartment with communal garden and unallocated resident's parking. Neutrally decorated throughout and in a sought after location in the heart of Riverhead village.

- Spacious accommodation
- Communal garden
- West facing aspect
- Close to local amenities

THE PROPERTY

The property is accessed via a communal entrance where you take the stairs to the 1st floor. On entering the apartment you come into a hallway which has a handy storage cupboard and provides access to the remainder of the accommodation. The bathroom is located on the left and has been fitted with a modern white suite including shower over the bath, w.c. and basin.

The kitchen is found next and is fitted with a range of white J pull base units topped with wood effect work surfaces and fitted with a butler sink, integrated oven, hob, extractor and leaving space for a freestanding washing machine and fridge freezer. There is also a large storage cupboard in this room, which houses the immersion tank.

Heading on you arrive at the lounge which is of a good size and features a large window with views over the communal garden. The bedroom is located off this room and is generously proportioned with ample space for a King size bed, wardrobes and dressing table or desk for homeworking.





OUTSIDE

The property benefits from a lovely communal garden that is found at the rear of the building as well as un-allocated resident's parking that is on a first come first serve basis.

SURROUNDING AREA

The property is located at the back of River Court which itself is set back from London Road in the heart of Riverhead village, approx 1 mile from Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes). There are numerous shops and amenities on the doorstep including a dentist, chemist, optician, barbers, butchers, a Tesco superstore and numerous other restaurants and food outlets in Riverhead itself. The property is also in close proximity to a number of parks and just down the road from Chipstead Common which is a great place for children to play.

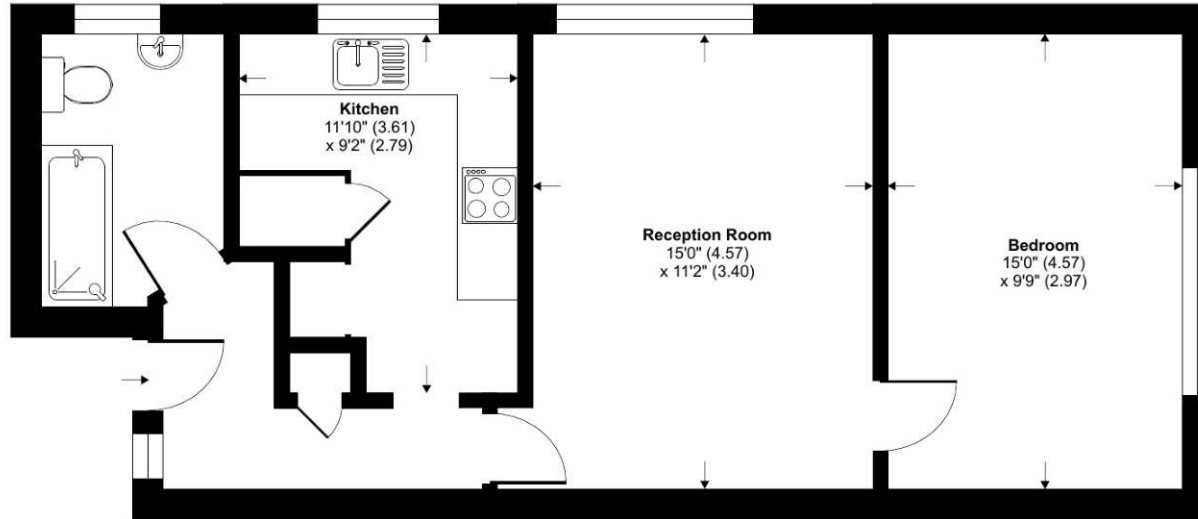
Sevenoaks High Street is approx 1.5 miles away, where one can find a further range of shops and restaurants and recreational facilities including the leisure centre, the Stag theatre and cinema and the fantastic Knole Park with 1000 acres of deer parkland and House to explore. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange 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 Riverhead Infants, Amherst Junior, Chevening and Sevenoaks Primary schools all within walking distance together with Knole Academy, Trinity School, Tunbridge Wells Grammar School Annexe for boys and the Weald of Kent Grammar Annexe all a short drive away.



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Approximate Area = 538 sq ft / 49.9 sq m
For identification only - Not to scale



FIRST FLOOR

TENURE

Leasehold - lease expires on 23/06/2134.
Service charge - £1217 per annum with the next review in Feb 2025.
Peppercorn Ground rent that is due for review on 23/06/2134.

SERVICES

Mains drainage, water and electricity.

LOCAL AUTHORITY

Sevenoaks District Council - Band B.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1208893

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