



Granville Road  
Sevenoaks, Kent TN13 1HA

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A spacious 2 bedroom top floor apartment offering bright and airy accommodation in an excellent location close to both Sevenoaks mainline station and town centre.

- Top floor period apartment
- 2 double bedrooms, 1 bathroom
- Bright & airy apartment
- Sought-after location
- Lounge with pleasant views
- Communal rear garden, external store
- Within 0.2 miles of Sevenoaks Station
- Within 0.5 miles of Sevenoaks High Street

#### PROPERTY

A light and spacious two bedroom top floor period apartment located within 0.2 miles of Sevenoaks mainline station and under 0.5 miles to Sevenoaks town centre. The property has lovely high ceilings with neutral decor throughout making it a light and airy apartment, a communal rear garden and an external store.

The front door leads into the communal hallway with stairs rising to the first floor where you will find the private front door. This leads into a hallway with private stairs up to the top floor.

The landing is bright and spacious with all doors running from the centrally positioned hallway. The living room has far reaching views and a feature fireplace as the focal point of the room. The master bedroom overlooks the front with chimneypot views and is a great size and benefits from built in wardrobes.



The second bedroom overlooks the communal gardens and is another double.

The kitchen has been fitted with sleek white wall and base units with integrated appliances with electric oven and hob. The bathroom is partly tiled and is fitted with a modern white suite comprising a bath with shower over, a basin with fitted storage cupboard underneath, w.c., heated towel rail and handy shelving. Next to the bathroom is the utility cupboard. There is a partly boarded loft with access from the landing.

### OUTSIDE

Outside there is a communal garden which is mainly laid to lawn and a brick built store.

### LOCATION

The apartment enjoys a highly convenient and sought-after location towards the end of Granville Road in the centre of Sevenoaks Town. Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street in as little as 23 minutes) is just 0.2 miles distant, ideal for those commuting into the city.

Sevenoaks High Street is approximately 0.5 miles away and has a comprehensive selection of pubs, restaurants, shops as well as the Stag Theatre and cinema, the Vine cricket ground, Sevenoaks tennis club and Sevenoaks leisure centre with swimming pool and fitness suite. Knole Park is also within walking distance with 1000 acres of deer parkland and the stunning Knole House to explore.

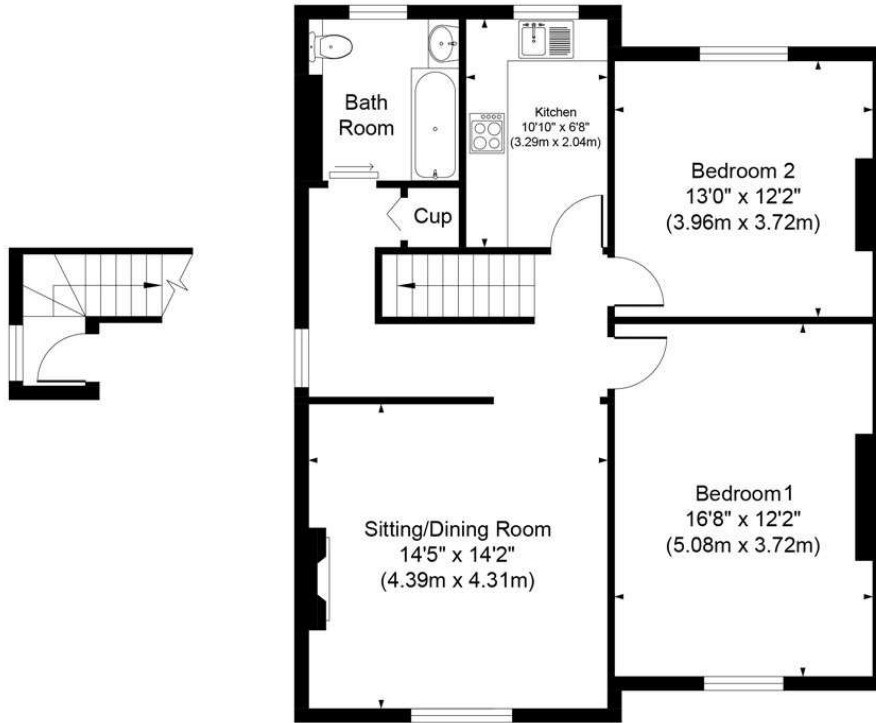
Junction 5 of the M25 is approximately 1.9 miles away and provides access to the major motorway networks, Gatwick and Heathrow Airports, Channel Tunnel terminus, Ebbsfleet International and the south coast via the A21.



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







Approx. Gross Internal Floor Area 888 sq. ft / 82.53 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## TENURE

Share of Freehold.

## SERVICES

All mains services are connected.

## CHARGES

Share of Freehold. Lease is 999 years from 29 September 1976.

No Ground Rent

Service Charge decided between owners.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating C.

## LOCAL AUTHORITY

Sevenoaks District Council - Band D.

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