



The Square

Sevenoaks, Kent, TN13 2AA

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A newly refurbished and stylish first floor studio apartment with open plan layout and a contemporary high spec finish. The property is located in Central Riverhead close to amenities and within 0.8 miles of Sevenoaks station.

- STUDIO apartment
- Attractive character building
- Newly refurbished
- Modern high spec finish
- Central Riverhead location
- Close to amenities
- 0.8 miles from Sevenoaks Station

PROPERTY

Located in the heart of Riverhead, this attractive character building with elevations of red brick was originally built in the Victorian era and has been completely remodelled and refurbished into luxury apartments. It has been finished to an exceptional standard throughout with a fantastic mix of contemporary style.

The front door opens into an entrance hall with video entry system. A further door leads to the open plan kitchen / living space, which is over 20 feet in length. There are 2 large windows bringing in plenty of light and a handy built in storage cupboard. The kitchen is fitted with a particularly stylish range of handle-free matt wall and base units with soft closing feature. A wood effect worktop runs over incorporating a stainless steel sink with matching upstand. Integrated appliances include an oven (self cleaning), 4 ring induction hob, concealed extractor fan, fridge/freezer and a dishwasher.





The generously sized bathroom features underfloor heating and is finished to a high standard with tasteful porcelain tiles. There is a modern white suite, floating vanity, mirrored storage, dual-fuel heated towel rail and shower over the bath. A separate utility cupboard houses the boiler and proves space for a washing machine.

The property benefits from mains gas central heating and double glazed windows throughout. Fibre internet and satellite television are pre-wired ready for connection.

OUTSIDE

The main entrance door is located in between Batchelors Butchers and Dominic Walmsley Jewellers. There is a video phone entrance system and an internal communal staircase that leads up to the 1st floor.

On-street parking options are available nearby, the closest being on Chipstead Lane. There is also a car park opposite the apartments which is free to park in at the weekend and also during 17.00 – 06.00 weekdays.

There are several parks close by including Chipstead Common, Sandpits Recreation Ground and Riverhead Parkland. Sevenoaks Wildlife Reserve is also a short walk away.



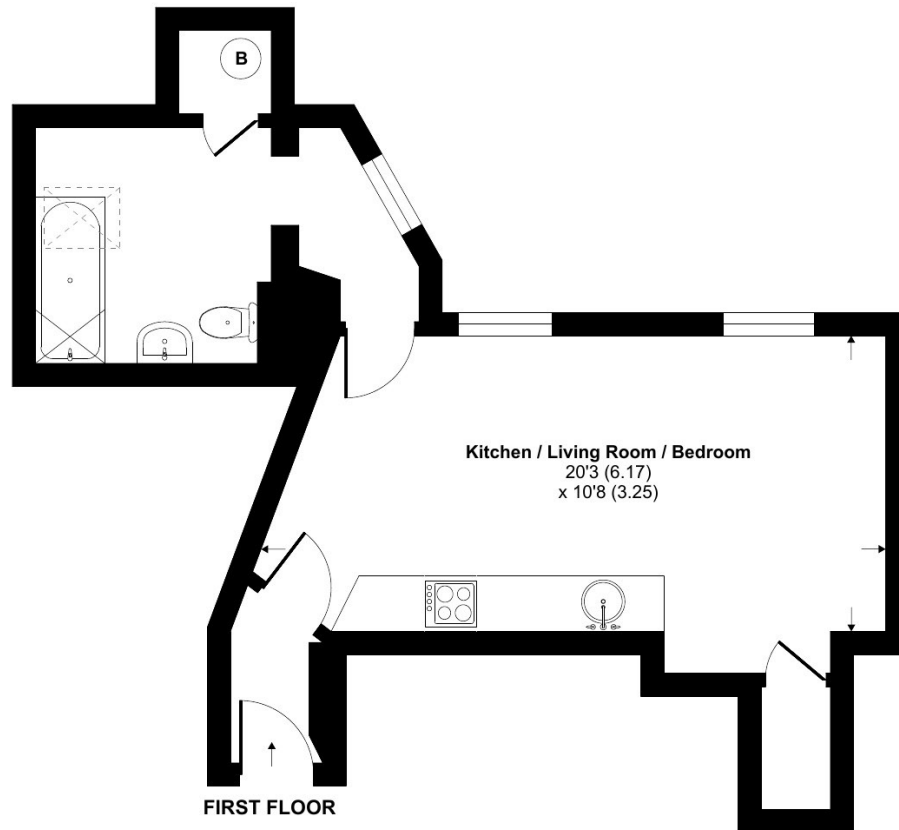
LOCATION

The property is located in the centre of Riverhead Village, 0.8 of a 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, pubs and food outlets in Riverhead itself.

The Square, Sevenoaks, TN13

Approximate Area = 387 sq ft / 35.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2023. Produced for Humberts. REF: 1050282

Sevenoaks High Street is approximately 1.3 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 Knole House to explore.

Access to the M25 (junction 5) and A21 can be found at the Chevening interchange approximately 1.1 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.

Further places of interest within the local area include Chartwell, Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place, and many more.

TENURE / CHARGES

Leasehold – Proposed length is 250 years.
Proposed service charge is £1,100 per annum.
Ground rent is peppercorn.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

EPC rating C.

LOCAL AUTHORITY

Sevenoaks District Council. Tax Band TBC.

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