

## 2 Bedroom Flat for Sale - £300,000

Chatham Hill Road, Bat and Ball, Sevenoaks, TN14 5AP



### KEY FEATURES

- SECOND FLOOR APARTMENT - 68 SQM • TWO DOUBLE BEDROOMS, ONE EN SUITE • MODERN KITCHEN INTEGRATED APPLIANCES • OPEN PLAN SPACIOUS LIVING/DINING • GAS CENTRAL HEATING & DOUBLE GLAZING • CONTEMPORARY FINISHES THROUGHOUT • ALLOCATED SINGLE PARKING SPACE • LEASEHOLD END DATE 31 DEC 2144 • EPC RATING B • COUNCIL TAX BAND D

## Description

A stunning two bedroomed apartment, located on the second floor of a purpose built private block in Sevenoaks, is now available through Bishop Estates. This modern and stylish property is move-in ready, boasting high quality finishes throughout. The kitchen is a highlight, featuring contemporary matt finish handle-less units, stylish composite stone worktops, and fully integrated appliances including a dishwasher, washer/dryer, fridge/freezer and microwave. The modern hob and oven make cooking a breeze. The apartment offers two bathrooms, one of which is ensuite, each fitted with modern white suites, shower screens, and chrome towel rails, all completed with neutral tiling. Engineered oak wood flooring runs seamlessly throughout the space, enhancing the overall modern aesthetic. Allocated parking at the front of this impressive block

## Location

Situated in Sevenoaks, this property is conveniently close to the town centre, offering a wide range of amenities including shops, restaurants, and recreational facilities. The mainline station is easily accessible, providing swift connections to London's Blackfriars, Charing Cross, and Victoria stations in approximately 35 minutes. For those who enjoy the outdoors, Knole Park is nearby, boasting around 1,000 acres of Parkland to explore. Furthermore, the A21 provides easy access to the M25 and other motorway networks, as well as Gatwick, Heathrow, Stansted, and City Airports

## Second Floor

**FAMILY BATHROOM** - Fully tiled walls and floor. White bathroom suite with bath and shower screen, with shower over. Vanity unit with sink inset. Low level WC. Heated chrome towel rail

**KITCHEN / LIVING / DINING SPACE** - 23' 4" x 14' 3" (7.13m x 4.36m) Double glazed doors to balcony with great views. Engineered oak wood flooring. Recessed spotlights and additional ceiling light. Ample matching range of wall and floor units with composite stone worktops over. Built in Bosch oven with Ceramic hob over and extractor fan. Integrated Bosch microwave, fridge freezer, Zanussi dishwasher and washing machine/tumble dryer. Window to side. Radiator.

**MASTER BEDROOM** - 14' 8" x 10' 4" (4.48m x 3.17m) Two double glazed windows to side. Engineered oak flooring. Spot lights and ceiling rose. Radiator.

**BEDROOM 2** - 16' 6" x 8' 7" (5.04m x 2.63m) Two double glazed windows to side. Engineered oak flooring. Spot



lights. Ample wall sockets. Door leading to:

**EN SUITE** - Full tiled shower enclosure. Double glazed opaque window. Chrome towel rail. Low level WC. Sink unit. Tiled floor. Spot light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

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  2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
  3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
  4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
  5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
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