

2 Bedroom Flat for Rent - **£1,650 per month**

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



KEY FEATURES

- SECOND FLOOR APARTMENT - 68 sqM • TWO DOUBLE BEDROOMS, ONE EN SUITE • TASTEFULLY FURNISHED • MODERN KITCHEN INTEGRATED DISHWASHER • INTEGRATED WASHER DRYER • OPEN PLAN SPACIOUS LIVING/DINING • ALLOCATED SINGLE PARKING SPACE • WORKING PROFESSIONALS ONLY • WALKING DISTANCE TO BAT AND BALL STATION • COUNCIL TAX BAND D. EPC RATING B

Description

A stunning two bedroomed apartment, located on the second floor of a purpose built private block in Sevenoaks, is now available for rent 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 en-suite, 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.

Additionally, residents will benefit from allocated parking for one car, a valuable perk in this prime location.

With a minimum tenancy term of 12 months, this recently modernised, fully furnished 2nd floor apartment is a rare find in a sought-after area. Don't miss the opportunity to view this fantastic property. Contact us today to arrange a viewing.

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.

First Floor

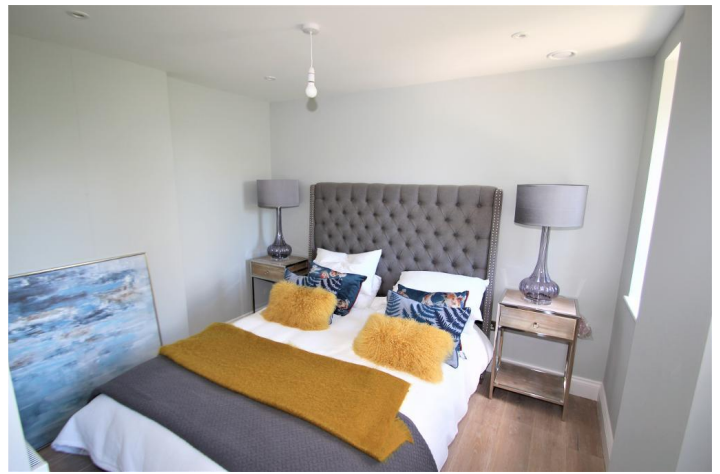
Entrance Hall -

Family Bathroom - Fully tiled bathroom off hallway with three piece suite and shower over bath

Kitchen/Living/Dining space - 23' 3" x 14' 5" (7.1m x 4.4m)

Bedroom 2 - 10' 5" x 14' 9" (3.2m x 4.5m)

Bedroom 1 - 8' 6" x 16' 4" (2.6m x 5m) bedroom leading into en-suite





Energy Efficiency Rating			
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

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property and there are no pets permitted at this apartment.