



**Legg & Co**  
SALES AND LETTINGS

**De Winter House  
Granville Road |  
Sevenoaks | TN13**

*NO FORWARD CHAIN | CENTRAL LOCATION | ONE BEDROOM APARTMENT | ALLOCATED PARKING SPACE |*

*CLOSE TO MAINLINE STATION | PERFECT FOR FIRST TIME BUYERS AND INVESTORS*

## ***Asking price of £205,000 | Leasehold***

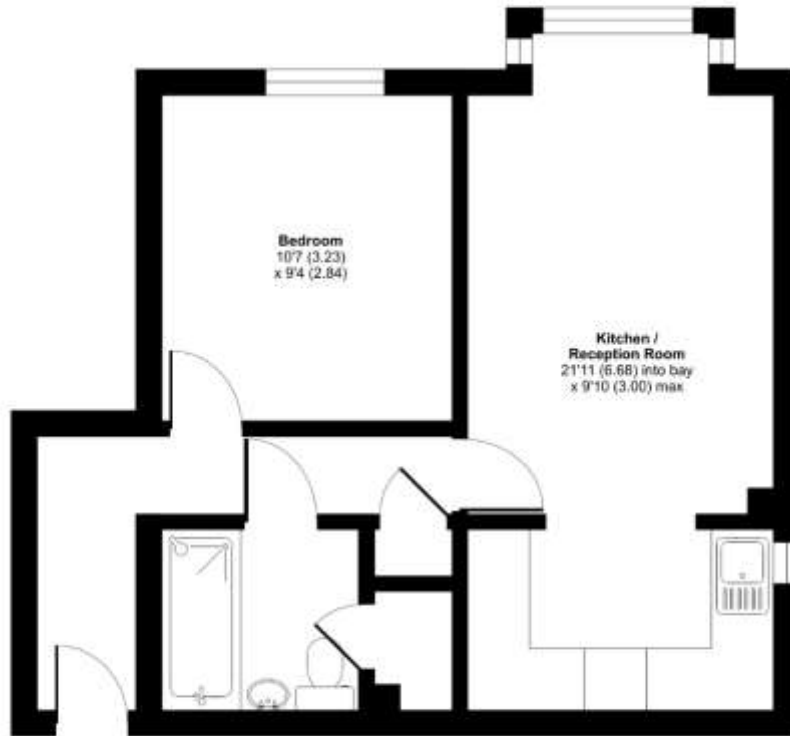
Legg & Co are delighted to offer for sale this well positioned one bedroom top floor apartment in this attractive purpose built building located minutes from Sevenoaks main line station and into Sevenoaks Town Centre. The property comprises of a communal entrance hall, stairway plus lift service, own entrance door into hallway with storage, good sized lounge leading to a open plan fitted kitchen with contemporary units and fitted oven with hob, washing machine and fridge, double bedroom plus a modern three piece bathroom. The property has an allocated under croft parking space and there is visitor parking available. Sevenoaks is renowned for its local history and beautiful open spaces such as Knole Park and Sevenoaks Common, the area is surrounded by glorious countryside and is yet under thirty minutes by train into London. The town has a good selection of shops and supermarkets, bars, cafes and restaurants. Schooling is excellent at both primary and secondary levels There are many sporting venues with local golf at Nizels, Wildernesse and Knole, rugby, cricket, tennis and football clubs, sailing at Chipstead and a network of public foot and bridle paths. There is no forward chain to this sale and we strongly advise booking to view!





# De Winter House, Granville Road, Sevenoaks, TN13

Total = 436 sq ft / 40.5 sq m  
For identification only - Not to scale



Bedroom  
10'7" (3.23)  
x 9'4" (2.84)

Kitchen /  
Reception Room  
21'11" (6.68) into bay  
x 9'10" (3.00) max

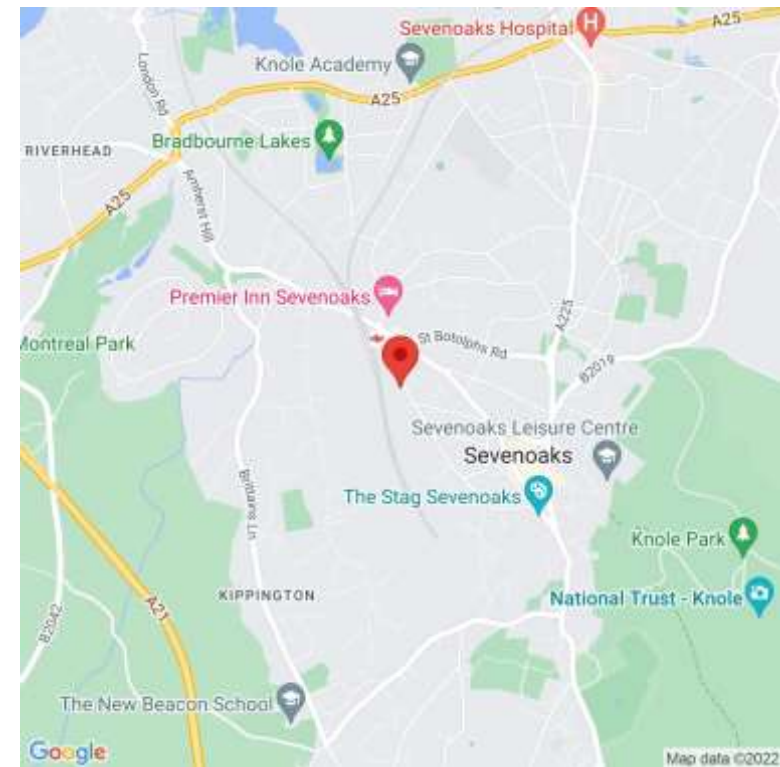
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Legg & Co 2022. Produced for Robert Legg Property Consultants. REF: 803777

## Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9  
01732 355049 | info@leggandco.com | www.leggandco.com



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

