



Flat 3, 1 The Square, Sevenoaks, TN13 2AA

Situated in the conservation area of Riverhead in Sevenoaks, this modern charming second floor penthouse apartment offers a delightful living experience. With one spacious bedroom with built in wardrobes, this property is perfect for individuals or couples seeking a comfortable and convenient home. The large open-plan living area with glass sky lights creates a welcoming atmosphere, ideal for both relaxation and entertaining.

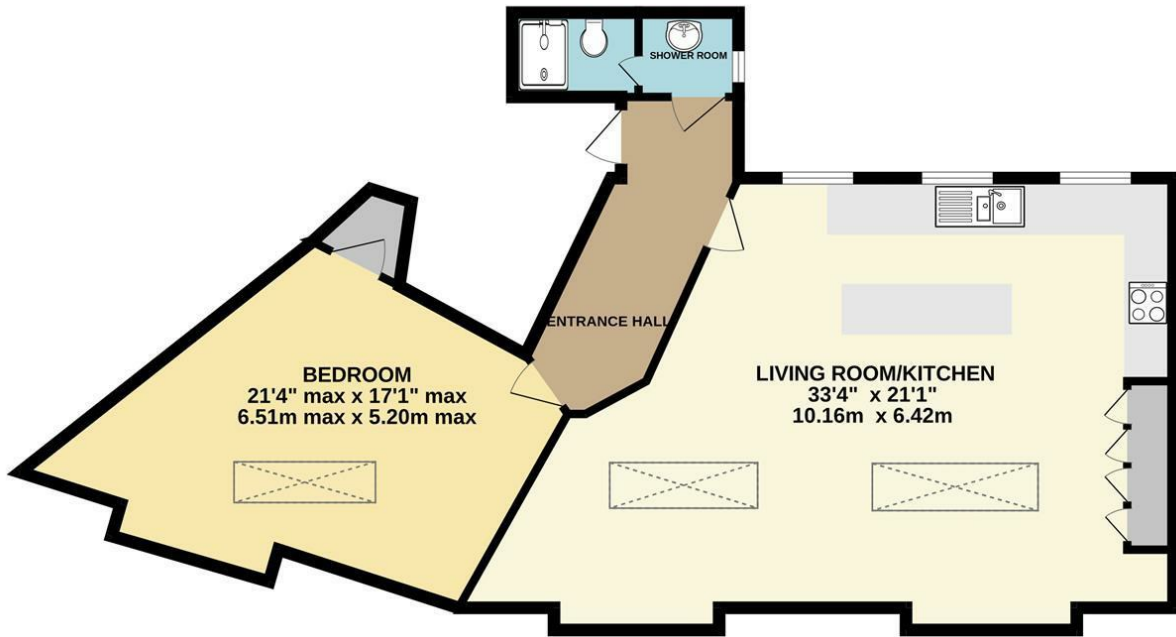
The flat features a modern shower room, ensuring that your daily routines are both efficient and enjoyable. Its prime location on The Square means you are just a stone's throw away from a variety of shops, transport links, and local amenities, making it easy to access everything you need for daily life.

This property presents an excellent opportunity for those looking to embrace a vibrant community while enjoying the comforts of a well-appointed flat. Whether you are a first-time buyer or seeking a rental investment, this flat in Riverhead is sure to impress. Don't miss the chance to make this lovely space your own.

£325,000

- Chain free second floor penthouse apartment
- Large open plan living
- The apartment can be altered/ rearranged to make a two bedroom apartment
- Close to shops and parks
- Short walk to Dunton Green and Sevenoaks stations
- Conservation area of Riverhead in Sevenoaks
- Epc D
- Council Tax TBC

SECOND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		