

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

Situated in the conservation area of Riverhead, Sevenoaks, this charming chain free first-floor apartment offers a delightful living experience. With one spacious bedroom, this property is perfect for individuals or couples seeking a comfortable and convenient home. The open-plan living area creates a welcoming atmosphere, ideal for both relaxation and entertaining.

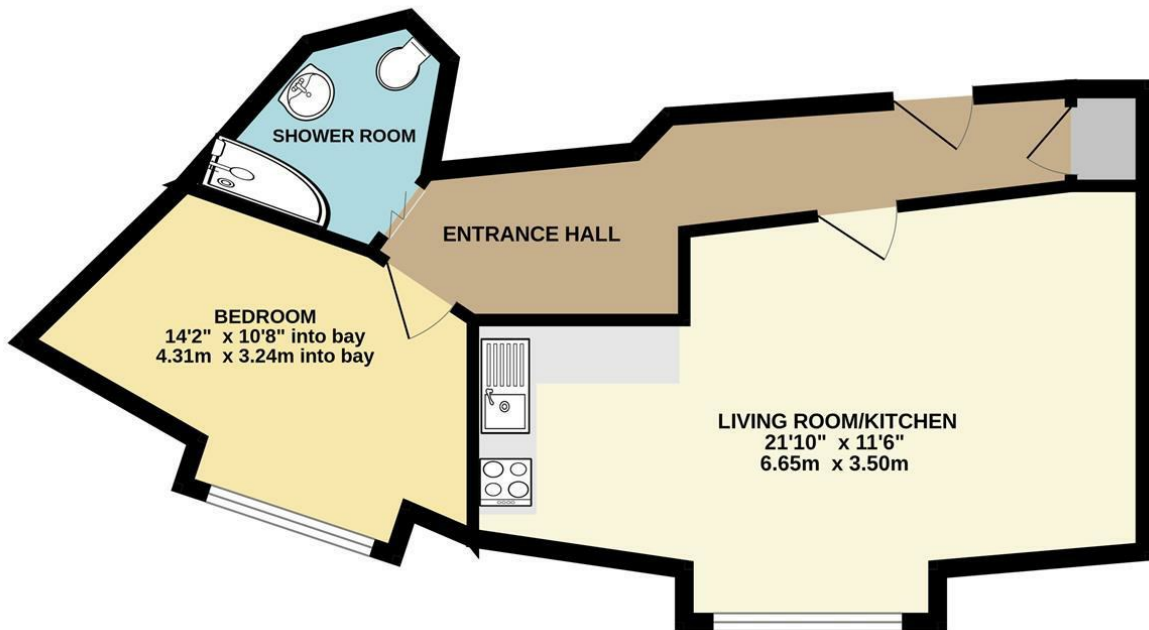
The flat features a modern shower room, ensuring that your daily routines are both efficient and enjoyable. Its prime location on The Square means you are just a stone's throw away from a variety of shops, transport links, and local amenities, making it easy to access everything you need for daily life.

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.

- Chain free first floor apartment
- Open plan living
- Shower room
- Close to shops and parks
- Short walk to Dunton Green and Sevenoaks stations
- Conservation area of Riverhead, Sevenoaks
- EPC D
- Council Tax TBC

**£275,000**

FIRST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(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 &amp; Wales</b>	EU Directive 2002/91/EC	