



Ibbett Mosely

12 Clover Court Eden Road, Dunton Green, Sevenoaks, TN14 5FN





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**A WONDERFULLY PRESENTED 2 BEDROOM APARTMENT IN CLOVER COURT, AVAILABLE AS SHARED OWNERSHIP OR FULL OWNERSHIP WITH BALCONY AND OFF ROAD PARKING**

**PRICE: £365,000 LEASEHOLD**

- 2 Double Bedrooms
- Built In Wardrobes In Primary Bedroom
- Easy Access to Dunton Green Station
- Open Plan Kitchen
- Gas C/H
- 40% to 100% Available (Shared Ownership)
- Spacious Entrance Hall
- Allocated Parking Space
- Council Tax Band C

A 2 Bedroom flat in the modern Ryewood development available to buy as shared or full ownership.

### ROOMS

Living / Dining Room  
4140mm x 3920mm  
(13'6" x 12'10")

Kitchen  
2950mm x 2740mm  
(9'8" x 8'11")

Bedroom 1  
5475mm x 2820mm  
(17'11" x 9'3")

Bedroom 2  
4300mm x 2655mm  
(14'1" x 8'8")

All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

### DESCRIPTION

This wonderful 2 double bedroom apartment set on the Ryewood development in Dunton Green has been maintained and tastefully styled throughout. As you enter through the front door you are greeted with a wide entrance hall which runs through the middle of the flat, fitted with Amtico flooring throughout which gives it a classy feel. On your left you have a storage with ample room and also the shower room, which has been updated to a high standard by the current owner; adding a walk in shower suite and white tiling.

The rear of the property hosts the bedrooms, both big enough for a double bed and both benefitting from unobstructed views. The primary bedroom also makes use of built in wardrobes, in what is already a large space.

The kitchen/living space is the show-stopper room of this property, with an abundance of natural light coming through the balcony double doors and



kitchen window it makes for a great space for all the family to hang out. The kitchen itself is modern with integrated appliances making it perfect for families and first time buyers alike.

### LEASE DETAILS

Length of lease - 125 years commencing 24/03/16

Ground rent - Included in service charge

Service charge - £2,388.00 per annum

### LOCATION

The property is situated in a prime position within this well-planned development, with easy access to communal facilities including the gym, communal gardens/park and woodlands.

Dunton Green Mainline Rail Station provides frequent fast train services (25–40 minutes depending on time of day) to London Cannon Street, London Bridge, London Waterloo and London Charing Cross and is close walking distance from the property. There are many local shopping facilities close by including a Tesco Superstore. Sevenoaks mainline station is 1.8 miles from the flat, where services take approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

Sevenoaks Town Centre has an abundance of small independent speciality shops, boutiques, pubs and restaurants. The Stag Community Arts Centre offers a rich and varied calendar. Knole Park is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. Excellent sporting facilities in and around the area. The Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs.

Motorway Links: The M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing.

### DIRECTIONS

From Sevenoaks proceed to Dunton Green, passing Tescos on the left go across the roundabout and turn right at the next mini-roundabout into Station Road. Go under the railway bridge and take the first turning onto Eden Road, follow the road to the right and Clover Court is on the right hand side.



## 12 Clover Court



**Ibbett Mosely**

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**EPC Rating- B**

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