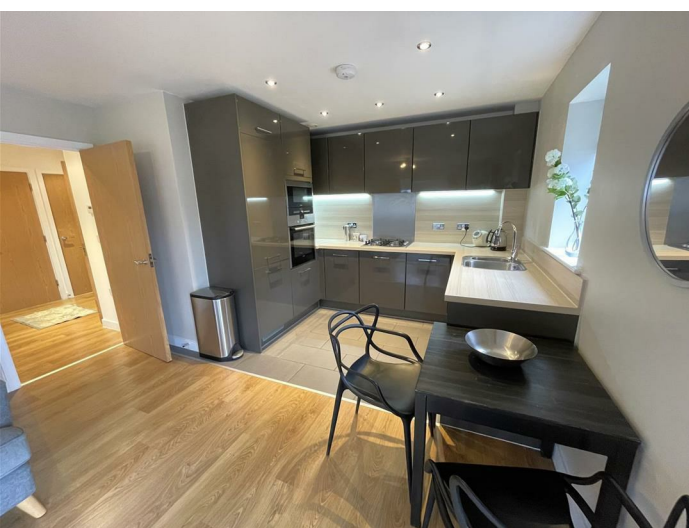
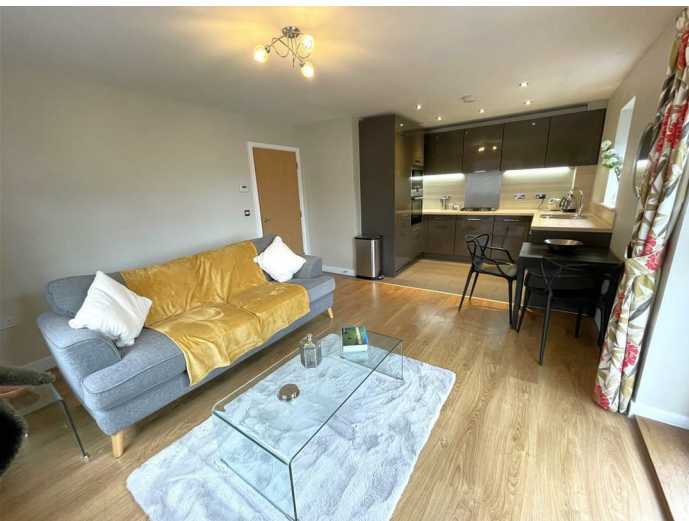




Ibbett Mosely

9, Yarrow Court Campion Square, Dunton Green, Sevenoaks, TN14 5FL



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A SUPERBLY PRESENTED ONE BEDROOM APARTMENT ON THE SECOND FLOOR OF THIS PARTICULARLY POPULAR BLOCK ON THE SOUGHT AFTER RYEWOOD DEVELOPMENT BY BERKELEY HOMES

PRICE £285,000 LEASEHOLD (999 years from 2013)

- Double Bedroom
- Open-Plan Living Space
- Modern fitted Kitchen with Appliances
- South Facing Balcony
- Modern Bathroom with Shower
- Well-Presented Throughout
- Private Parking Space
- No Onward Chain
- Council Tax band C - EPC band B

Looking for a first home, or just downsizing, this second floor flat would be a great choice. It is very well presented with MODERN KITCHEN and BATHROOM and the huge benefit of a BALCONY with sunny aspects. The open-plan living space is double aspect and really well laid out - possibly one of the best we have seen. The DOUBLE BEDROOM is also spacious. The private PARKING SPACE is located just below your own balcony so great for security. It is also offered with NO ONWARD CHAIN.

Description

Yarrow Court is one of the smaller more intimate apartment buildings in Ryewood with just four flats on each of the four floors. This flat is on the second floor with windows to two aspects and a balcony that is south facing. It was built by Berkeley Homes to their normal high standard. This development is very popular partly due to its close proximity to Dunton Green Station but also the adjacent woodlands and the amenities on the development including use of the residents only gym.

The property has a security entry system with lifts and stairs to each floor. The private parking bay is adjacent to the flat, overlooked by your own balcony. There are visitor bays available with permits.

As you step into the apartment, the entrance hall leads to each room and has excellent storage with a cupboard and double utility cupboard housing the gas fired boiler and plumbing for a washing machine. The dual aspect main living space includes a well fitted kitchen with stylish high-gloss units. Appliances include: dishwasher; fridge/freezer; microwave; oven and hob with extractor over. The kitchen opens into the sitting/dining area which is generously proportioned with patio doors leading to the balcony. There is a double bedroom. The Bathroom is also well appointed with a suite including wc, washbasin and a panelled bath with shower over and screen.

Location

The property is located in a pleasant position within this well-planned and popular development. It is just

a short walk from the station and within easy reach of local amenities.

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 towards Dunton Green, passing Tescos on the left go straight ahead at the roundabout and turn right at the next roundabout. Turn first right past the railway bridge and keep right. Yarrow Court will be found directly ahead of you.

Lease Details

Length of Lease - 999 years from 1/1/2013 so 988 years remaining

Ground Rent - £364.72 per annum - no increases for 10 years from 2023.

Service Charge - currently £1,480 per annum - includes insurance and use of all communal facilities including the gym. NB this is the last payment made and an increase is expected but to be confirmed.





Approx. Gross Internal Area
483 ft² ... 44.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- B

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