



**** For sale as either a 50% shared ownership proposition @ £130k or full ownership @ £260k ****

Recently constructed by Berkeley Homes and forming part of the sought after, contemporary Ryewood development in Dunton Green, this ground floor apartment is exceptionally well appointed and comes complete with one allocated parking space to the rear of the property. This exclusive development is situated in a popular and convenient location, within walking distance of a range of doorstep amenities / shops, as well as Dunton Green mainline rail station (0.4 Miles), providing easy commuter links to London. The well planned and proportioned accommodation comprises a welcoming entrance hallway with generous storage space, a bay fronted sitting room which shares a social open plan relationship with the contemporary fitted kitchen, double bedroom and bathroom. Additional benefits include one allocated space as well as multiple visitor bays, use of the onsite residents only gym and private woodland area. Potentially available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this superb apartment has to offer.

5 Sackville Court Eden Road

Dunton Green, Kent, TN14 5FU Leasehold



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50% Shared Ownership
£130,000

ENTRANCE HALL

Welcoming entrance hallway has entrance door complete with spyhole, radiator, fitted carpet, double doors to built in hall storage cupboard housing wall mounted boiler and further doors off to all rooms.

SITTING ROOM

Feature double glazed bay window to front, radiator, fitted carpet, pendent lighting, points for TV / Satellite / FM and telephone. The sitting room shares a social open plan relationship with the fitted kitchen.

KITCHEN

Contemporary fitted kitchen comprises a series of contemporary wall and base units set with contrast coloured work surfaces and matching upstands. Inset one and a half bowl stainless steel sink unit and drainer with integrated appliances including fridge over freezer, washing machine, oven with four ring gas hob and overhead extractor. The owner informs us that there is also plumbing for a dishwasher, albeit there is no appliance. Attractive wood effect vinyl flooring.

DOUBLE BEDROOM

Double bedroom has double glazed window to front, radiator, fitted carpet, pendent lighting and points for TV and telephone.

BATHROOM

Heated towel rail, attractive wood effect vinyl flooring, localised wall tiling, courtesy light with integrated shaver point, white bathroom suite comprising panel bath with overhead shower attachment and screen, close coupled WC and pedestal wash basin.

PARKING

Allocated parking for one car (bay number 107) located to the rear of the apartments.

GARDENS

Any / all gardens are of a communal nature

COMMUNAL SPACES

As part of the Ryewood development - constructed by Berkeley Homes, residents enjoy membership to the residents only onsite gym. In addition there are multiple green spaces in which to sit out and enjoy, as well as dedicated children's play areas to use. There is also a private woodland area for residents to enjoy.

ADDITIONAL INFORMATION

The property has a 125 year lease with 115 years apx remaining

Lease Charge is £154.23 pcm

Management Charge is £20.06 pcm

Rent payable to Orbit (shared ownership rental at 50%) is £439.31 pcm

Ground rent charge n/a

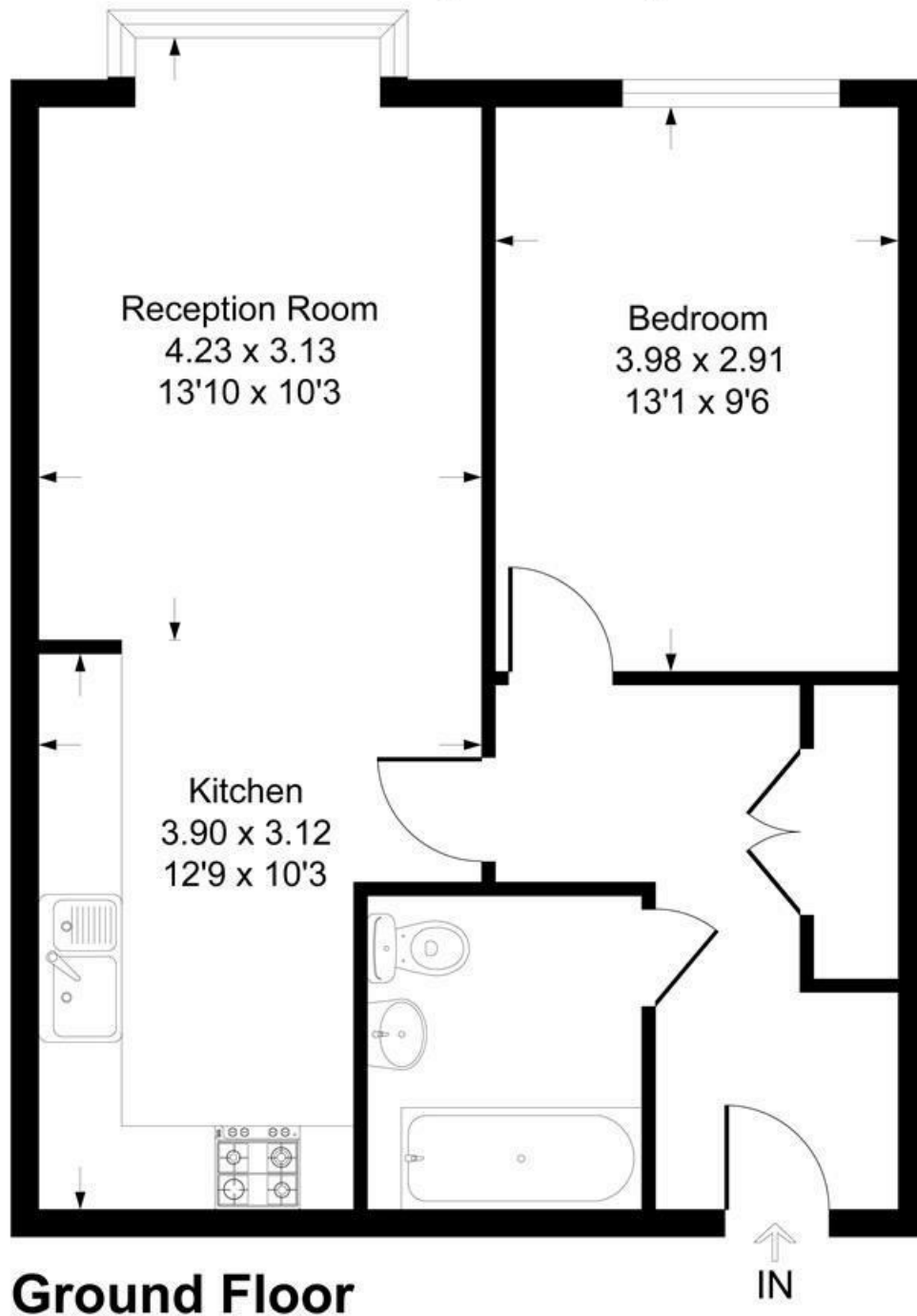
Total monthly charges = £613.60





Sackville Court

Approximate Gross Internal Area
47.1 sq m / 507 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

