



Forming part of the highly desirable Ryewood development in Dunton Green, is this well appointed penthouse apartment offering 1025 sqft of accommodation, with twin balconies and secure parking. Constructed by Berkeley Homes in 2016 the apartment takes full advantage of all the on-sites facilities including the residents only gym, a number of dedicated children's play areas and an area of private woodland. Ideal for commuters, Dunton Green mainline station is within genuine walking distance (0.4 miles) providing excellent rail links to London. In addition to the comprehensive parade of local shops and the Tesco superstore in Riverhead (0.8 miles), the neighbouring town of Sevenoaks provides a wide array of all shopping, social and leisure facilities, including beautiful Knole Park.

Believed to be one of the largest apartments on the development, the well planned and generously proportioned accommodation comprises a welcoming entrance hall with plenty of storage, a substantial sitting / dining room which shares a social open plan relationship with the contemporary kitchen, 16ft master bedroom complete with dressing area and en-suite shower room, spacious second double bedroom and the luxuriously appointed family bathroom. Externally the property benefits from twin front facing balconies (one from the sitting area and the other from the master bedroom) , as well as secure allocated parking. Available potentially with no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this superb contemporary apartment has to offer.

14 Swinton Court Mere Road

Dunton Green, Kent, TN14 5FX Leasehold

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Offers In Excess Of £465,000

COMMUNAL ENTRANCE

Well kept communal area accessed via residents key fob with stairs and lift access to all floors.

ENTRANCE HALL

Welcoming entrance hallway has entrance door complete with spyhole, radiator, attractive wood effect flooring, inset downlighting, door entry phone system, door to utility closet housing wall mounted boiler as well as plumbing for washing machine. Door to usefully spacious storage closet and doors to all rooms.

SITTING / DINING ROOM & KITCHEN

Substantial reception room shares a social open plan relationship with the contemporary kitchen and is arranged as follows;

SITTING / DINING ROOM: Double glazed window to front with accompanying double glazed sliding doors to front facing balcony, to radiators, inset downlighting, continuation of the attractive wood effect flooring, points for TV / Satellite / FM and telephone. Shares a fully open plan relationship with the contemporary kitchen.

KITCHEN: Superb fitted kitchen boasts an extensive series of matching gloss wall and base units set with work surface tops complete with matching upstands and an inset one and a half bowl stainless steel sink unit and drainer. A full suite of integrated appliances includes fridge over freezer, dishwasher and oven with separate microwave over, four ring gas hob and overhead extractor. The kitchen area has tiled flooring, inset downlighting and a decorative section of wall tiling.

MASTER BEDROOM

Generously proportioned double bedroom has double glazed sliding doors providing access to a front facing balcony, double radiator, continuation of the attractive wood effect flooring, points for TV / Satellite / FM and telephone. There is an open dressing area complete with built in double wardrobe and a door providing access through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Luxuriously appointed shower room has tiled flooring and predominately tiled walls, heated towel rail, inset downlighting and an inset double bathroom cabinet complete with courtesy light and shaver point. Contemporary suite comprises a full width shower cubicle, concealed flush WC and wall mounted wash basin.

BEDROOM TWO

Second double bedroom has double glazed window to front, radiator, continuation of the attractive wood

effect flooring and a series of made to measure wardrobe fittings (available by negotiation).

FAMILY BATHROOM

Luxuriously appointed bath / shower room has tiled flooring and fully tiled walls, heated towel rail and inset downlighting. Comprehensive suite comprises a full width shower cubicle, bathtub with handheld shower attachment, concealed flush WC and wall mounted wash basin.

TWIN BALCONIES

The apartment benefits from twin balconies, one on either side of the property and both front facing. One is accessed via the sitting / dining room and the other from the master bedroom. Both balconies have a guard rail and are large enough to sit out on and enjoy.

PARKING

There is one allocated parking space to the gated parking courtyard at the rear of the apartments. Additional visitor parking is readily available nearby.

COMMUNAL AREAS

GYM - There is free usage of the onsite residents only gym (recently refurbished)

PLAY AREAS - There are several well maintained children's play areas on the development.

EV CHARGING - EV chargers available within the development - Pod Point (chargeable)

OTHER - There is a residents woodland area, as well as multiple areas in which to enjoy sitting out throughout the development.

ADDITIONAL INFORMATION

Property is Leasehold - 250 Year Lease granted April 2016 (240 Years remaining)

Service Charge £3,595.64 per annum (Including Building Insurance)

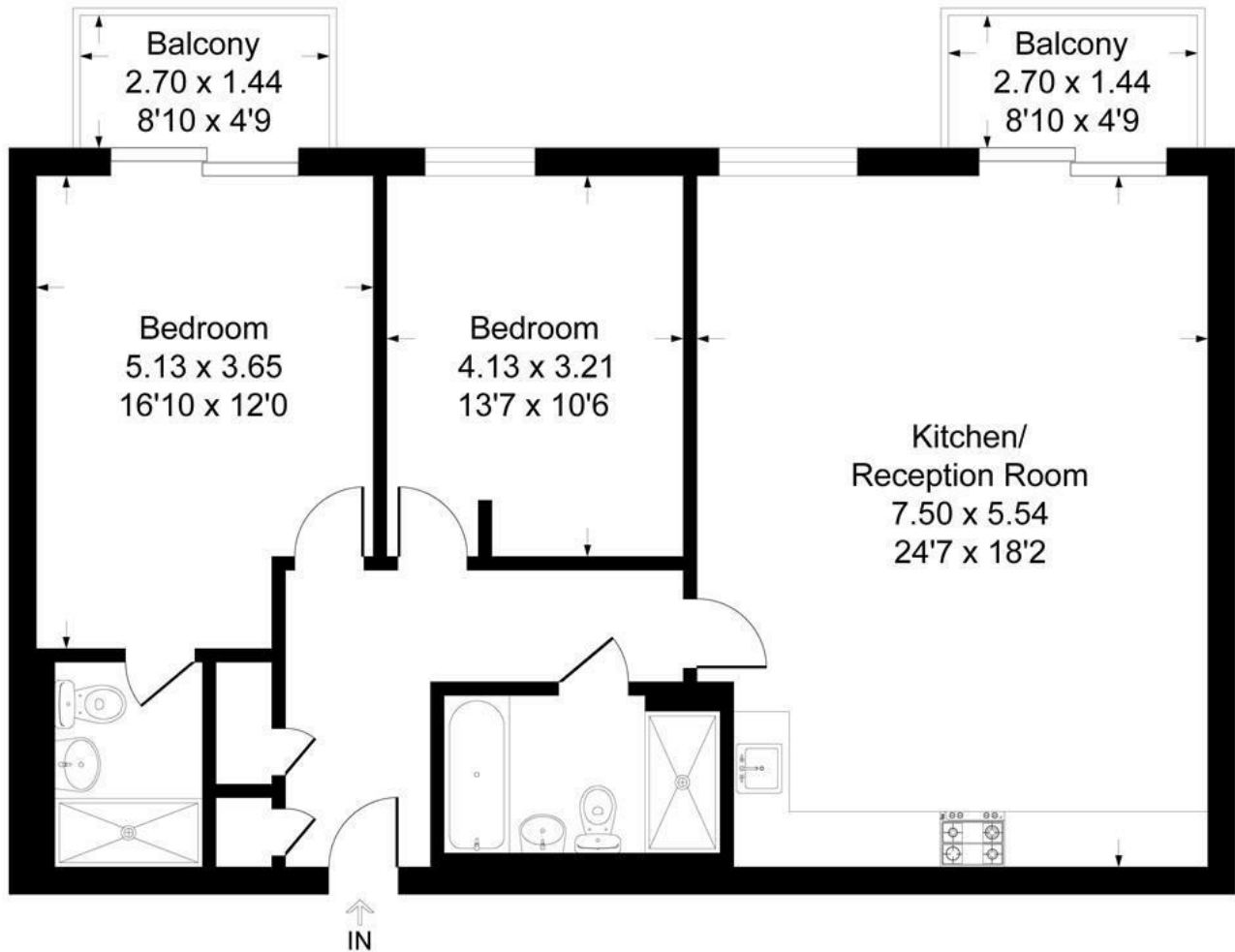
Ground Rent £436.88 per annum





Swinton Court, TN14

Approximate Gross Internal Area 95.2 sq m / 1025 sq ft
Approximate Gross External Area (Balcony) 7.8 sq m / 84 sq ft
Total Area 103.0 sq m / 1109 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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